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September 12 | Issue 279 | swmag.co.uk

In vogue

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Puppy love

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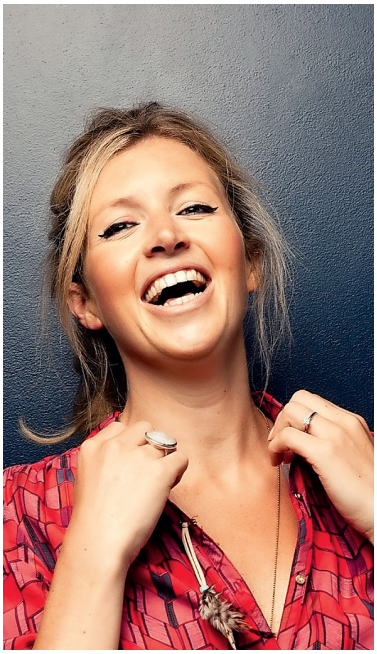

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So the Olympics were fun, right? We were a little bereft after the closing ceremony, yet safe in the knowledge that our summer of sport is not over yet. The Paralympics are up next, and will keep London (and the nation) safely ensconced in an Olympic bubble.

On a non-Olympic note, but still on the subject of sport, September also signifies the start of rugby season. As a supporter of local team Harlequins, the current Aviva Premiership champions, I can't wait for the London Double Header at Twickenham Stadium to kick-start the season.

The ninth month of the year is also a significant one in the world of fashion. With this is mind we've asked Matches' co-founder Ruth Chapman to talk her through her new season fashion favourites and we've rounded up a small army of local fashionistas (see page 66). I'd like to take this moment to thank Aragon House in Parsons Green for letting us take over their Blue Room (which would be perfect for parties, as an aside) for a day. It gave us a gorgeous backdrop for our fun photoshoot with snapper Charlie Clift.

And it wouldn't be right to end this note without a mention to our adorable cover stars. I'm not sure who I prefer out of David Gandy and the dear doggie, but I think it's great what the former is doing for one of our favourite local charities. See page 14 for more on that matter.

Enjoy the issue.

Lorraine

Lorraine Crighton-Smith
Editor

On the cover: *Battersea Dogs & Cats Home's first Ambassador David Gandy with a Battersea dog.*

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Hummingbird Bakery cupcakes

Cancer Centre London's cake Sunday!
The rain held off for the Myeloma Unit open day at Cancer Centre London on Sunday 15 July 2012. Baking demonstrations were provided by Mary Berry, who kindly signed copies of her cookery books afterwards. Guests also enjoyed floristry demonstrations and tips for flower arranging from Wild at Heart and English wine tasting from The Wine Pantry. A complimentary lunch was provided by Julia's Kitchen along with cupcakes from the Hummingbird Bakery. A photography exhibition and raffle helped to raise funds for Myeloma Research.

South specific

Your local community round-up

Mum's the word
NCT Wimbledon & Wandsworth has launched its first breastfeeding café – 'to give women much-needed support in the challenging early days of motherhood' – in Wimbledon. The weekly drop-in sessions will be staffed by two experienced NCT breastfeeding counsellors who will provide feeding guidance on a one-to-one basis. Funded by the National Lottery – to the tune of £10,000 – the service is free. The café will open its doors for the first time at The Gooseberry Bush Café on September 13 from 10am-12pm. It will then be held every Thursday at The Gooseberry Bush, 115 Kingston Road, Wimbledon SW19 1LT. ›››

Abundance Wimbledon: harvesting, cooking, and sharing locally-grown fruit in 2012

A scheme to help local people harvest and share their fruit is asking fruit tree owners to get in touch. Last year Abundance Wimbledon picked more than 1,000 kilos of fruit – apples, pears, cherries, berries, plums, damsons and quince. Local charities – including Wimbledon Guild, the Asian Elderly Project and Home Start – were given more than 300 kilos in total to pass on to older people, young families, homeless people and others struggling to afford fresh fruit. The project aims to make the most of locally-grown fruit, with as little as possible going to waste. Abundance Fruit Day this year will be held on Saturday 15 September 2012 from 11am to 2pm in the garden of St Mark's Hall, St Mark's Place, Wimbledon SW19 7ND – next to St Mark's Church, right behind Wimbledon Library. Free entry for all.

Fancy getting involved? Then contact abundancewimbledon@gmail.com, or ring 020 8946 3750. More information about Abundance Wimbledon is on the website: abundancewimbledon.com

Letter to the editor

"Your article 'All Change' [SW19 August 2012] may have promoted the new silhouette of The Stag but recent weather conditions highlighted an important oversight: drainage holes! The Stag was floating in water last week somewhat spoiling the impact – this was added to by tired travellers sitting on the back and using it as somewhere to dump their rubbish. It feels a sad sign of the times – but it's still a magnificent beast and an usual piece of sculpture. At least the rain cannot but enhance its appearance in substance.
G.M. Packington, Wimbledon SW19

Dear readers

Many thanks to this local resident and reader who felt compelled to write to us in response to our article on Isabelle Southward's 'The Stag' statue – valid points indeed! If there's something about the local area you want to get off your chest put pen to paper and send to *'The Editor, SW19 magazine, Archant, Fifth Floor Avon House, Kensington Village, Avonmore Road, London W14 8TS*

Connect and share with your neighbours on streetlife.com – the local social network

Do you have a question about your area? Maybe there's an issue that concerns you, or something you enjoy locally that you'd like to talk about? SW has teamed up with streetlife.com to provide readers with a simple place to voice opinions and share practical information and advice with people living nearby.

The local social network connects you with your neighbours so you can swap recommendations, alert people to news, discuss the things you love locally, and have a little grumble about those you don't.

"It's like chatting over the garden fence but with lots of people, and at times that suit you," says Editor, Lorraine Crighton-Smith. "streetlife.com makes it easy for people who lead busy lifestyles to become more involved locally and help build stronger, safer neighbourhoods."

Head of Communities at streetlife.com, Nina Whittaker, explains that "By sharing knowledge and experience on streetlife.com, neighbours can create a unique source of local intelligence, from the best coffee in the area, to friendly book clubs and trusty tradesmen."

Over the coming months we'll be featuring stories, events and local treasures being discussed by the community in Wimbledon so why not join the conversation on streetlife.com today.

How it works:

Go to streetlife.com and sign up with your postcode and email address. It's free and easy, and you'll automatically be linked to the people and conversations where you live.

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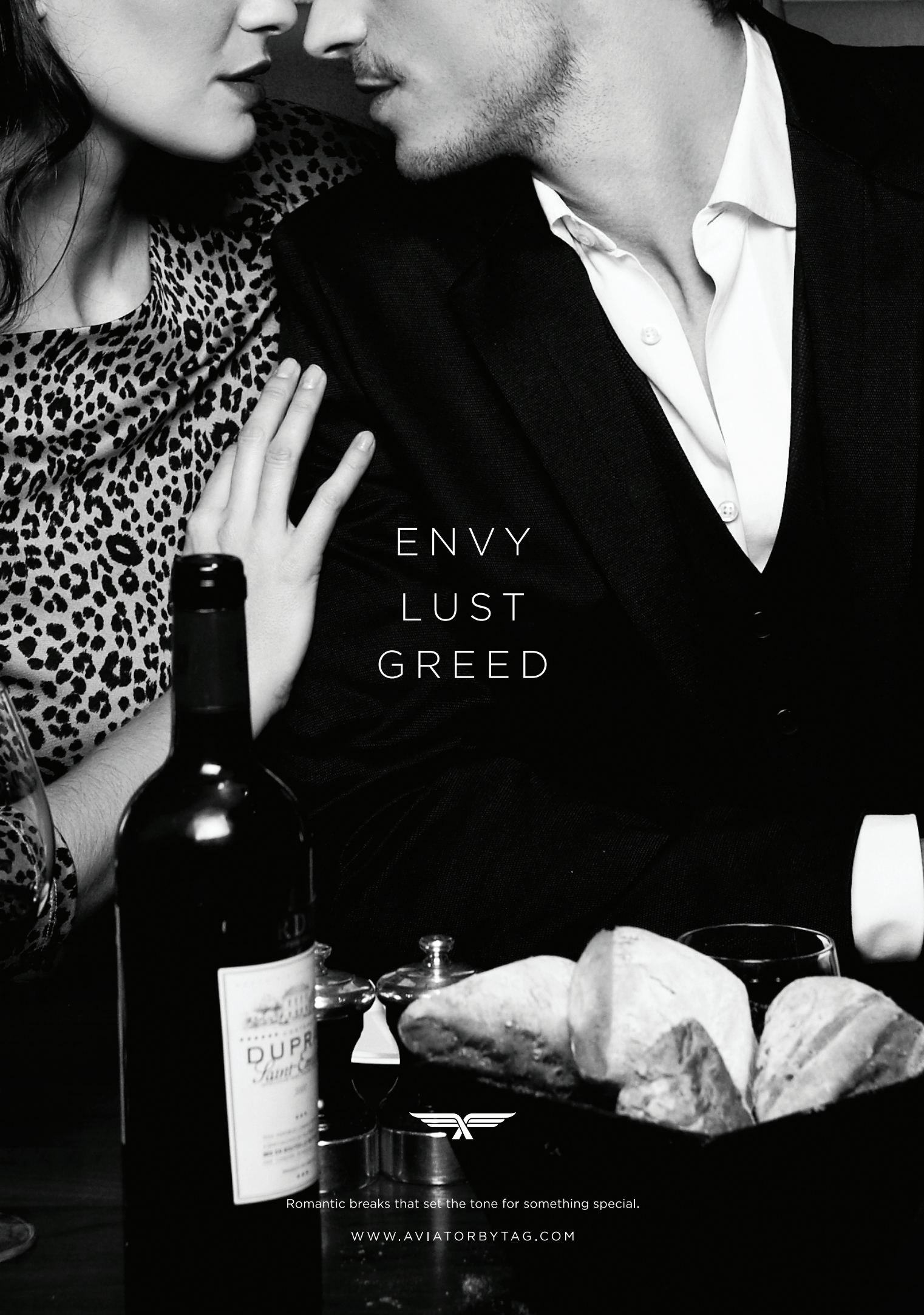
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& CAT'S HOME

FOR THE LOVE OF Dogs

Fulham-based model David Gandy tells SW why he's proud to be named Battersea Dogs & Cats Home first ever Ambassador

They say that dog is a man's best friend and for Fulham resident David Gandy this couldn't be more true. Recently named Battersea Dogs & Cats Home first ever Ambassador, it's a milestone for the Home that celebrated its 150th anniversary in 2010. Since it was founded, Battersea has rescued, reunited and rehomed over 3.1 million dogs and cats. The home, which will be the subject of a seven-part documentary on ITV this September, receives no government funding and relies on the generosity and support of the public to help care for lost and abandoned dogs and cats. In 2011, the Home cared for almost 6,000 dogs and 3,000 cats to the tune of £13.5 million. It's one of the UK's best loved charities, and Gandy couldn't be happier to be affiliated with it.

"It's a real honour to be invited to be Battersea's first Ambassador. The work they do to find homes for thousands of dogs and cats every year is amazing and I hope to help make a real difference," says the 32-year-old model. "What makes Battersea so special is it cares for every type of dog and tries to help them get a second chance in a loving new home."

With Gandy as Ambassador, the new show *Paul O'Grady: For The Love Of Dogs* soon to air on ITV, and the charity's annual celeb-studded Collars & Coats Gala Ball coming up in November, Battersea's not shy of influential friends – but it needs all the help it can get. It costs £37,000 to run the Home each day, that's £14.65 per day on each cat – it started taking in cats in 1883, and in 2010 opened a £5 million state-of-the-art cattery – and £23.80 on every dog. Battersea's Operations Manager Lindsey Quinlan explains: "It takes a lot to keep Battersea running, which is highlighted by our huge shopping list. Making sure every dog and cat has a cosy bed, regular tasty meals, and the toys and equipment they need really adds up. However, there's no time limit on how long an animal can stay with us, and we want to ensure their stay is as comfortable as possible, so we believe every penny is well spent."

Its 2011 shopping list included 41,708kg of dry dog food and 1,304kg dry cat food (the dog food alone weighs the same as three double decker buses); 44,658 tins of dog food and 58,656 pouches of cat food (that's more tins and pouches than there are people in Jersey); 101,020 litres of cat litter (enough to fill 1,262 baths); 3,000 dog leads (tied together, these would be over two miles long) and 800,000 litres of disinfectant (enough to fill three Olympic swimming pools).

The staff and volunteers play a very important role at the charity, too. "As an Ambassador of Battersea Dogs & Cats Home, I get to spend a lot of time at the Home. The dedication of their staff and volunteers is outstanding – they provide the best care possible to thousands of homeless dogs and cats," says Gandy. "It's great that their work will now be broadcast across the UK so that everyone can appreciate what they do and get to share the amazing stories of the dogs arriving at the charity every day. ›››

"I'm really proud to be an Ambassador for Battersea, supporting all their great work. I will be attending their Collars & Coats Gala Ball in November, so I'm looking forward to that, and to helping the charity raise funds and to celebrate all that they do."

Battersea Dogs & Cats Home has rehomed cats and dogs to many well-known celebrities including Lily Allen, Elton John, Kevin Spacey and Catherine Tate. Paul O'Grady – who is the proud owner of no fewer than three adopted hounds – has instructed the security team at Battersea to frisk him for hidden pups at the end of each day's filming for *The Love of Dogs* – he's determined not to grow his already oversized 'family.' Perhaps the handsome Ambassador will be won over by one of Battersea's dogs, as he hopes you might too. "I hope my involvement will help make people think of choosing a rescue dog or cat from Battersea for their next pet." }

Did you know that...

- Battersea Dogs & Cats Home used to be called 'The Temporary Home for Lost & Starving Dogs'. The Home was established in 1860 by Mary Tealby and was based in Holloway, North London. It moved to Battersea in 1871.
- *Since the home was set up it has taken in over 3.1 million dogs and cats.*
- Battersea gets through 122 tins of dog food and 160 pouches of cat food every day! The Home uses over 292,500 poo bags and 101,020 litres of cat litter every year.
- *The Home's Lost Dogs & Cats Line has reunited over 30,000 dofs and cats with their owners since it launched 10 years ago. In 2011, it reunited 1094 lost dogs with their owners.*

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Voltage Optimisation

With electricity demand and costs rising, savings are more important than ever says Guy Hewitt, Founder and MD of Treadlighter Ltd. Here's a new solution to beat the bills blues

New research carried out by The Energy Saving Trust reveals some important truths. We're all using more electricity because we have a lot more machines and devices to power. Switching lights off, only boiling the water you need, and not leaving unnecessary devices on stand-by are very useful habits to develop but we all want to achieve bigger savings without sacrificing our lifestyles.

Big-ticket items drink the most juice. Replacing an old fridge, dishwasheror washing machine for a high efficiency A-rated unit will soon pay for itself. But what if you're not ready to upgrade but still want to reduce your electricity consumption? The answer may lie in Voltage Optimisation.

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VO is easy to fit, requires no re-wiring, reduces your carbon footprint and will give you a saving off your bill of at least 10% and up to 20% per annum for ever.

The Energy Trust research tells us that the average household contains 41 electrical devices and we're adding more all the time. So it makes sense to ensure that all this kit is working to maximum efficiency. VO is dedicated to delivering you genuine value for money. }

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Louise Candlish

OH LA LA

Louise's French sojourn reveals a few home truths

Sipa Press/Rex Features

I write this from a charmante location on the Ile de Ré, western France, which might as well be London, frankly, so close is my experience here to yours as you sit at home.

I don't mean it's ceaselessly raining, don't get me wrong, but only that there are almost as many of us here as there are them in South Ken – or even Northcote Road.

'God, look at all these Brits,' mutters Andrew as we ply the cobbled streets of Saint-Martin in search of a sub-ten-euro Camembert.

'I know, isn't it fab?' I say. As someone whose job in trade it is to eavesdrop in cafés, it's not much use if the conversation is complete gibberish.

Actually, here the Brits and the French are remarkably equally assimilated to la vie rhetaise. Both groups arrive from the city dead-eyed, immediately kitting themselves out in pale jeans, long-sleeved mariner tops and, in the case of the women, a pair of Tropeziennes sandals, before hopping on rental bikes and setting about the business of sampling every snack on the island. The oysters, the caramels, the five-euro ice creams, the everything-with-Ré-salt in it: there is little to choose between the two nations as they fight in families over who gets the last churros. Gorging oneself in the street might be inderdit for Parisians in Paris, but here it's totally acceptable. (They still don't get fat, though.)

'Look at all these Brits,' mutters Andrew as we ply the cobbled streets of Saint-Martin in search of a sub-ten-euro camembert

As for the children, well. According to my French teacher in London the French consider English children to be insupportable, whereas we consider French children to be incomprehensibly dressed as young Edwardians, but in Saint-Martin there is little to choose between the opposing groups. Fifty per cent of the meltdowns I've witnessed have been English, fifty per cent French, and, as I say, everyone's dressed in sailor stripes. If only our football teams were so well matched.

It is only at dinner that the fatal difference surfaces. A French party will order no more than two bottles of wine between four adults, while the Brits will need four (OK, five).

You see, you can take us out of Londres (and dress us like sailors), but you can't take Londres out of us.}

Louise's new novel 'The Day You Saved My Life' is out now (Sphere, £6.99). louisecandlish.co.uk

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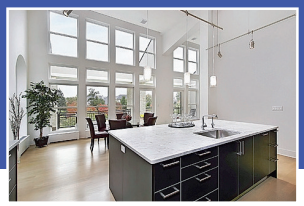

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Women & Children First

Peter de Loriol tells the story of the South London Hospital for Women on Clapham Common South Side

April 1984 saw the closure of The South London Hospital for Women on Clapham Common South Side. It was the last hospital in England that provided the opportunity for women to be treated by women doctors and women nurses in single sex wards – an extraordinary feat considering that at the time less than 1% of surgeons were women and only 11% of all consultants were women. The medical profession, however, remains notoriously conservative however much the pressure to 'modernise'.

The 174-bed hospital was closed due to rising NHS costs and the perceived need to implement a policy of centralising medical care thereby releasing funds to upgrade St George's Hospital, Tooting – a policy that has continued apace since.

The Hospital was created at a time when women were trying to find parity with men and not only wanted but needed to find a voice in the public domain, as patients and medical staff, particularly doctors. The central theme of the hospital was that it was a woman's right to choose a female doctor – a founding philosophy that exempted The South London Hospital for Women and the Elizabeth Garrett Anderson from the sex discrimination laws that would otherwise force a hospital to take on both men and women as doctors later in the century.

Two trail-blazers, Eleanor Davies-Colley and Maud Chadburn, were the founding inspiration of the hospital. Eleanor Davies-Colley, the daughter of a surgeon, became the first female fellow of the Royal College of Surgeons in 1911. She and her senior colleague, Maud Chadburn began raising funds for a new South London Hospital for Women and Children in 1911. A hospital such as this would serve dual purposes; improving medical care for women and enhancing career prospects for female medical professionals, as many hospitals refused to employ women.

The medical prospects of both these women were severely hampered by the trends of the day. Professions were widely considered the preserve of the male, let alone tertiary education. Unlike men, however, women had the traditional role to fall back on aside from their biological function. The careers of women such as these two therefore followed a traditional pattern, being successively appointed with the interlocking network of women-run hospitals and the Royal Free Hospital. Maud Chadburn, for example, held post at the New Hospital for Women, The Royal Free and the Clapham Maternity Hospital as well as the Canning Town's Settlement Hospital.

Ironically it was a terse letter to *The Times* from a GP who claimed that any demand for women to be treated by women was caused by women forcing themselves into medicine and was therefore unnecessary that sparked off a major donation that enabled the 80-bed hospital in Clapham to be opened by Queen Mary in 1916. Sir Edwin Cooper designed the imposing baroque style frontage. Davies-Colley was to work in this hospital throughout her professional career

Incorporated into the NHS the hospital bravely soldiered on until the 1980s, growing with the demands of the day. Severe cut-backs, continuing to this day, combined with a very real need for centralised hospital care, forced its demise and subsequent redevelopment despite brave attempts by staff and supporters to keep the hospital on. Unfortunately, although the frontage remains, the Outpatients Waiting Hall with chequer-board floor and barrel vaulted ceiling was replaced by the new owners, Tesco, as was the Elizabethan-style wooden staircase. An elegant flight of steps with classic balustrade, however, replaced the ambulance entrance, making this one of the more imposing 20th Century buildings on Clapham Common. }

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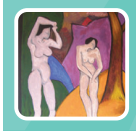

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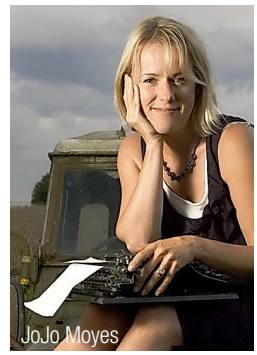
Art approach

Arts on the Hill returns to Putney this September, raising vital funds for the Royal Hospital for Neuro-disability finds Mary-Jane Wiltsher

The Royal Hospital for Neuro Disability


JoJo Moyes

Photograph by Phyllis Christopher

Brush up on your Dickens and prepare for musical showcases; Arts on the Hill 2012 is just around the corner and, as usual, it's a vibrant mixed bag. This eclectic programme of bespoke events will be held between September and November in aid of the Royal Hospital for Neuro-disability (RHN), a global leader in the field of neuro-rehabilitation, research, education and long term care for people affected by brain injury or disease.

The very first Arts on the Hill festival launched back in 2002 and the enterprise has since evolved into a biennial event run by some 150 dedicated volunteers, raising both awareness and funds for patients and residents.

Opening this year's programme with a theatrical bang is **From Stage to Screen and Back Again**, a concert celebrating best-loved stage and screen classics at Leicester Square Theatre in the West End; expect up and coming young talent and nostalgic numbers. Other highlights include *Arias on the Hill*, a beautiful opera and candlelit champagne dinner, An Evening with Dickens, which sees seasoned Dickens actor John Tallents bring to life some of literature's most vivid characters, and the Literary Lunch with Jojo, where authoress Jojo Moyes will be signing copies of her book *Me Before You*, the impinging story of a former city-boy quadriplegic. All proceeds will contribute directly to the RHN's timetable of recreational and creative activities – music therapy will benefit especially. RHN's holistic approach to care focuses on the emotional power of forms like art and music in therapy programmes, helping patients build strength, confidence, movement and coordination.

Lydia Gomersall, Trustee and Coorganiser of Arias on the Hill, comments: "Arts on the Hill will raise awareness of what makes the RHN such a special place. That it provides superb quality of care goes without saying, but the work is taken far beyond that, enhancing the quality of life for patients and residents. Our events draw attention to just that – the art, the music and all the other add-ons that make life, however restricted by disability, worth living." }

For more details and tickets contact 020 8780 4565; events@rhn.org.uk

From Stage and Screen and Back Again

A West End concert featuring stage and screen classics
When: 7.30pm, Sunday 23 September
Location: Leicester Square Theatre, 6 Leicester Place
Tickets: From £22.50 up to £55

An Evening with Dickens

Actor John Tallents performs a series of dramatic readings from Dickens' best works
When: 7pm, Thursday 11 October
Location: Assembly Room, RHN, West Hill, Putney, SW15 3SW
Tickets: £25 per person

Literary Lunch with Jojo Moyes

Jojo Moyes can be found signing her book *Me Before You*.
When: 1pm on October 25
Venue: Valentina, 75 Upper Richmond Road, Putney, SW15 2SR
Ticket Price (including lunch): £45

Arias on the Hill

Three-course champagne dinner and operatic performances in stunning surroundings
Date: Thursday 8 November
Time: 7.30pm
Location: Assembly Room/ De Lancey Lowe Room, RHN, West Hill, Putney, SW15 3SW
Tickets: £100 per ticket

An Exhibition of Patient & Professional Artwork

Free art exhibition plus a 'Roadshow' style valuation of artwork from home.
Date: Wednesday 21-Saturday 24 November (Valuation Day: Thursday 22 November)
Location: De Lancey Lowe Room and Assembly Room, RHN, West Hill, Putney, SW15 3SW.
Tickets: Free. (Valuation day: two items valued for £5)

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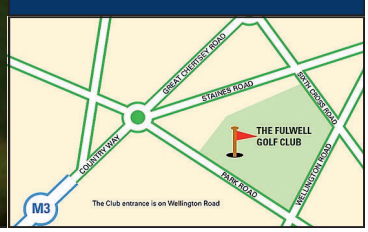


ON NOW

Feeling inspired by the Olympics? Why not try the flying trapeze in Battersea Park, an exhilarating activity for all the family. Set up by Gorilla Circus, London's first outdoor trapeze school, this is a fun way to get active and see some of the city's famous sights from the air! Until 9 September. *gorillacircus.com*

ON NOW

WWT London Wetland Centre is holding night-time bat walks for an insight into the fascinating world of these nocturnal flying mammals. Every Thursday until 20 September. Times vary with sunset. *£10, 020 8409 4400*

SATURDAY

01 See all the Aviva Premiership London clubs, London Wasps, Saracens, London Irish and Harlequins in action as the Aviva Premiership Rugby autumn season 2012/13 kicks off with two games at Twickenham stadium. *Tickets: £20, £30 and £40 for adults. Juniors £10 and £35. 0844 847 2492*

SUNDAY

02 The annual Ickle Pickle Summer Party has funfair rides, bouncy castles, face painting, food, music, and more. All profits will go towards buying specialist neonatal equipment for St George's Hospital. 11am–5pm Tooting Common – opposite the Lido, by Dr Johnson Avenue, SW17. Free.

SATURDAY

08 The Tooting Ale and Food Festival, Tootopia, takes place at a variety of local venues in the town centre including the Antelope, Tooting Tram, The Selkirk and Tooting Market. Graze your way around food stalls, enjoy a selection of ales and revel in comedy, art and music. Until 9 September. *See tootopia.co.uk*

SUNDAY

09 Now in its fourth year, The St Johns Hill Festival is bigger than ever! Fifty stalls will line the streets from Grant Road to the Plough Pub to display cupcakes, jewellery, homewares and more. Join in with dance classes on every corner offering everything from salsa to swing. 11am-5pm. *See stjohnshill.co.uk*

SUNDAY

16 The Trader's Association of Old York Road presents its 5th free annual street party featuring acoustic music and quality produce from over 40 stall holders. The food outlets of Old York Road will offer cuisine from around the world and a raffle will donate proceeds to Help for Heroes. 11am-5pm.

MONDAY

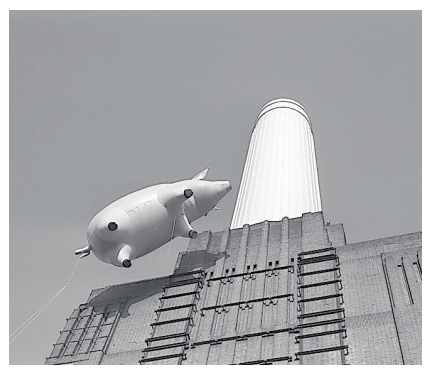
17 Celebrate National Cupcake Week with a bite of your favourite party cake. If you're bored of the usual flavours, why not try a new one! Until 23 Sept. For inspiring recipes see bakingmad.com

MONDAY

17 The little big peace event is a free mini-festival in Streatham celebrating the idea and culture of peace. It includes music, football matches, lantern making and workshops. Discover how communities worldwide are working for peace. Until 23 September. *littlebigpeace.co.uk*

FRIDAY

21 Photographer Carinthia West presents her first solo photography exhibition, Hanging Out, at The Library Space. Features 1970s iconic images of celebrities including Mick Jagger and Helen Mirren and photos of Pink Floyd's infamous inflatable 'flying pig'. Until 5 October. *104 Battersea Park Road, SW11*



SATURDAY

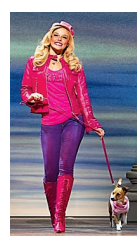
22 The annual Stockwell Festival returns with four stages and a medley of new events, including an adults zone with bar, arts and crafts, bouncy castle mini village, comedy tent, carnival kids area, dance groups, fashion vintage area and foodies market. 12pm-6pm. Free entry. *Larkhall Park, SW*

TUESDAY

25 The Hill Singers Chamber Choir is recruiting members for their new season. Go along, meet friends and learn pieces from Victorian composers including Mendelssohn, Pearsall, Parry and Sullivan. The next session is at Raynes Park Methodist Church (entrance in Tolverne Road, SW20, starts 7.30pm).

TUESDAY

25 The international, award-winning hit *Legally Blonde, The Musical* comes to SW19!



This popular romantic comedy features 18 songs guaranteed to make you feel good. Until 6 Oct at New Wimbledon Theatre. *0844 871 7646 or atgtickets.com*

SATURDAY

29 See contemporary art produced by Wimbledon artists at the Worple Art Group's Autumn Exhibition. 10am-5.30pm at St Mark's Church, St Mark's Place, SW19. Free. *020 8944 5077*

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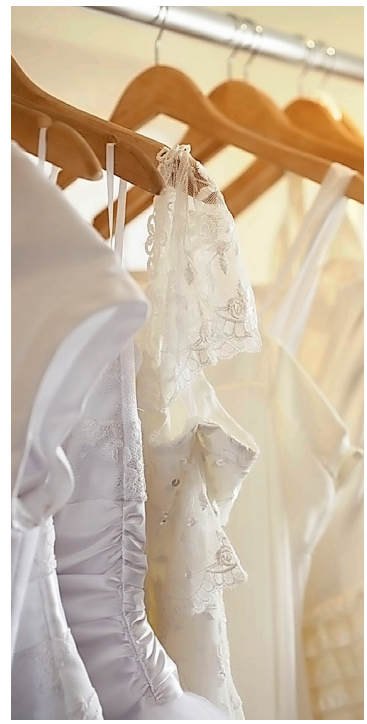

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Your perfect day

Hundreds of wedding experts, thousands of dresses, unrivalled inspiration and ideas all under one roof at The National Wedding Show

The National Wedding Show returns for a new season this autumn at Earls Court, London from 28 to 30 September 2012 and at the NEC, Birmingham from 5-7 October 2012. Whether it's inspirational ideas straight from the catwalk, expert tips and on-trend advice, or the unbeatable range of dresses catering for every budget and each individual's style, nowhere else offers the discerning bride-to-be and their closest family or friends such an amazing, fun and stylish, day out.

Boasting the UK's largest collection of wedding gowns under one roof, the Designer and Boutique areas will showcase dozens of bridal labels including Noble & Wright, Silk, The Bespoke Wardrobe, Margot Raybould, White Mischief Bridal, Confetti & Lace, Bride by Suzannah, Butterfly Vintage, Berketex Bride plus many more.

Linea by Collier Campbell

The National Wedding Show has everything you need for your big day under one roof

Passion for Flowers

EVERYTHING YOU NEED

Key national brands including Debenhams, John Lewis, House of Fraser and Topman and Moss Bross, will be presenting new autumn collections alongside leading suppliers offering everything you need for planning, preparing, and shopping for the perfect day: venues, dress designers, caterers, honeymoon suppliers, hair and beauty, jewellery, accessories, music and entertainment, photographers, videographers, gift lists, stationers, wedding planners. Not to forget the gorgeous cake designers and florists in the Designer Flower zone!

NEW FOR 2012

New for 2012 is the Vintage area, which celebrates gorgeous design and décor ideas to achieve that perfect big day look. This will culminate in a central vintage café area where visitors can unwind in quintessential British style with a cup of tea and an array of cakes.

The National Wedding Show offers thousands of ideas and inspirations from to create your perfect day. Five professional catwalk shows feature a selection of up-to-the minute bridal fashion from designers to national brands, and free Bridal Coaching Session from Michele Paradise – the show is packed full of free features offering you expert tips and on-trend advice, from leading bridal industry experts to cater for every style and taste to leave you truly inspired.

Join fellow brides-to-be and their close family and friends as they plan, share, and celebrate their own big day preparations at the leading Wedding Show.

Round off an exciting day in the stylish Champagne Bar where you can kick back, relax and enjoy a toast to future happiness. Tickets cost just £13.50. Where only the best will do, VIP packages are available for those who want an extra memorable day out with tickets priced £35.00. VIP Packages include: Fast track entry, glass of Freixenet, reserved catwalk seating, and a complimentary goody box . }

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Autumn watch

It's the new season and Rebecca Clark, co-owner of online lifestyle boutique Arnie & B, talks to Julia Gray abouther business, the latest trends and how fashion influences interiors

L-R: Gail Spencer (B) and Rebecca Clark (Arnie)

What a difference a decade makes. Interior designers Rebecca Clark (Becks or B to her friends) and Gail Spencer (née Arnold, known as Arnie) met 10 years ago at work. They got on well, at work and outside it, but eventually went their separate ways. Today they're partners in Arnie & B, an online lifestyle boutique and interior design consultancy based in Clapham.

"After working in Dubai for five years, I went travelling and during my travels, became inspired by artefacts and cultural things I saw," says Clark. "When I came back home, I didn't want to go straight into another job." In the meantime, Spencer had got married, had two children and worked for a company doing exclusive residential projects.

Clark continues: "We met up, having not seen each other for a while, and were inspired to do something new. It seemed like a good time to try doing something on our own and do exactly what we wanted."

Their website – arnieandb.com – was officially launched in October last year, after a year of planning. "We decided to start online because the research we did, along with our own personal experience, indicated that online shopping is the way forward, with a huge percentage of money being spent ›››

Arnie & B's new lace range was influenced by Alexander McQueen's lace couture collection

Lace throw, £150, from the Pure Arnie & B range

Nutcracker £14.95

Slow cooker, £53

White lace cushion, £65

Black lace cushion, £60

online," say Clark. "It made sense to start that way and also, of course, you don't have big overheads and start-up costs with a website, although we'd definitely like to get premises when we've grown and the time's right.

"Our concept is that customers can easily purchase a range of carefully chosen items for all aspects of their lives – their home, their wardrobe and the gifts they give to people. This naturally extends to us offering interior design services, because that's what our background is. We can do everything from refurbishing people's homes and sourcing pieces for them to complete new designs on a turnkey-project basis.

"We sell two main areas of products – living, which is interiors, and fashion, a ready-to-wear collection that can be mixed and matched. The homes products, which are individually sourced by us, are often Fairtrade and eco friendly. We want them to have a good ethical background.

"We also have our Pure Arnie & B collection, which is the one we really want to grow. These are exclusive, limited-edition products that we design ourselves and get made in the UK. The products have vintage and recycled elements, which makes them special and unique.

"Our new lace range was influenced by Alexander McQueen's lace couture collection, but our products aren't so highly influenced by fashion that they'll be out of style next season.

"We noticed that a lot of catwalk shows had mixed textures and fabrics, such as knitted, silk and jersey elements in one jacket, and we're seeing a similar thing with interiors – cushions that have wool on the back and silk on the front, for example. Another trend for the new season is earthy and berry colours and autumn oranges, as is knitted elements, from fine cobweb knits to chunky knits, whether it's floor cushions, throws or baskets.

"Fashion is obviously influenced by the seasons, in terms of the colours and fabrics they use, and this filters down to interiors. In winter, you want your clothes to be comfy and cosy, and in summer you want them to be light and airy – and it's the same in your home. The two worlds are becoming closer. More and more fashion designers, like John Rocha and Armani, are doing their own interiors ranges and then more recently, people like Kelly Wearstler, who's an interior design, are doing fashion. It's interesting that it's going the other way now, as it only seemed to be one way.' }

For more information visit arnieandb.com

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Grand designs

Giles Pike, Architects & Interior Designers, in SW11 – creators of cool, dynamic modernist spaces

Giles Pike is an architectural practice specialising in high quality residential work in South West London.

One Giles Pike project that has attracted considerable attention is a new extension to the side of an end of terrace house on the corner of Salcott and Webbs Road.This is a bold and imaginative alteration making clever use of a small slither of land at the side of the property. Whilst the project was underway and the architects had their sign board on the scaffolding, the firm received several phone calls a day from passers by, prospective clients, property developers as well as from people who could simply be described as 'well wishers'! The moral of this story has to be that if one goes out on a limb and builds something unusual and of high quality, it does get noticed – and appreciated.

Giles Pike have completed more than 700 projects since the firm was established over 30 years ago. During this time they have gained a reputation for creating cool, dynamic, modernist spaces that are inspirational yet easy to live in. The team's creative energies are bolstered by an intensely practical approach, coupled with a sound knowledge of legislation. They are available for consultations on residential projects large and small. }

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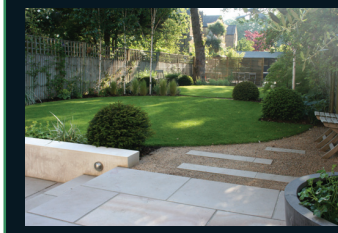

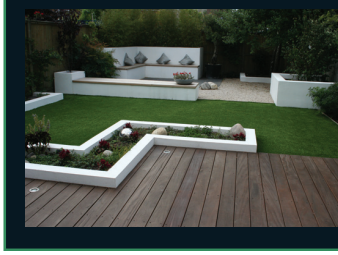

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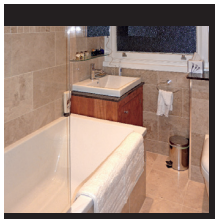

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Design inspiration

Linda Parker hears how interior designer Charlotte Crosland transformed a tired-looking family house in Sheen into a sleek and stylish home that suits the busy lives of Steve and Sarah Bailey and their three children

Sarah and Steve Bailey, who both work in the music business, moved into their Sheen home eight years ago. Although they did some initial decorating and maintenance, including adding a loft conversion, the house pretty much stayed the same whilst their three children were growing up. "The property was originally two separate flats and had been converted into a house about two years before we moved in" explains Sarah. "We just added a loft extension and left the rest of the house as it was – although the conversion hadn't been brilliantly done, we found out that some fireplaces weren't even ›››

Neisha Crosland wallpapers make for fabulous feature walls

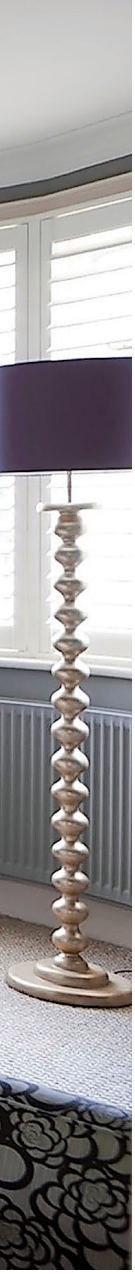
New sofas and a change of colour transformed the living room

attached to the walls!". She admits that with their busy lives (their children are now aged 20, 16 and 11), they just didn't get around to decorating the whole house properly. "We struggled to know where to start, and couldn't even get a coherent overview, as basically, everything needed doing!"

They decided they needed the guidance of an interior designer and contacted Charlotte Crosland, whose sister Neisha is very well known for her beautiful wallpaper and fabric designs. "I found Charlotte online and when we met we discovered that our sons had been at school together and we had several mutual friends," says Sarah. "I looked at some of Charlotte's previous projects and loved some of the wallpapers she used – we would never have had the courage to use such a bold paper throughout the house as she did!"

Charlotte takes up the story: "Sarah commissioned me to produce new room schemes throughout the house, to include furnishings and art works in the main living areas. The existing kitchen was in good condition, so for budget reasons we repainted all the cabinets, replaced the door furniture and work surfaces and added a new dining table, chairs, lighting and some artworks". Sarah explains that the kitchen, by local handmade kitchen company Harvey Jones, had been installed by the previous owners. "He was a very keen cook so liked a lot of room in the kitchen area, so we didn't need to change the layout at all" she says. The new dark green shade creates a very sophisticated look and works beautifully with the dark walnut of the new dining table – which is by Tablemakers. Spun aluminium pendant shades from Hector Finch focus attention on the dining area, and the scheme is complemented by bold art works by Jonathan Delafield Cook. "The charcoal pictures really finish the room off," says Sarah. The redecoration project also involved knocking the kitchen and one of the reception rooms together. "That room had pretty much been a dumping ground, so it was a great idea to open up the space and put it to proper use," says Sarah. "We now use all the rooms in the house! The kitchen has become a great entertaining area; we recently hosted a birthday party for our next door neighbour and discovered that the house now works brilliantly for parties! It also means that we have an area that the kids can use with their friends and we still have the drawing room we can escape to."

The drawing room has now become a haven of relaxing, muted shades, and elegant sofas. "The room had previously had two very large and very inappropriate purple sofas," says Sarah. "We were



‘Having a strong wallpaper or even a bold paint colour in the hallway and stairs creates enough interest so you don’t have to go overboard with the remaining walls. Add the odd piece of furniture and lighting to create striking focal points’

reluctant to part with them – they were more like beds than sofas! But they completely overwhelmed the drawing room and were the first things that Charlotte put on the skip.” She replaced them with a pair of graceful Spencer sofas from the Sofa & Chair Company, upholstered in a Neisha Crosland fabric, Strata Stripe. The vibrant mirror above the mantelpiece is the Hobbs mirror in gold finish, from Julian Chichester. The room is now an exciting blend of contemporary and classic designs: the Sorbonne ceiling light, from Vaughn, created using horseshoe shaped crystal glass loops, adds a very modern touch.

Charlotte Crosland explains that Sarah and Steve had chosen a wallpaper design, Caravan, by her sister Neisha, and wanted to use it in the main entrance hallway. “Using it in the hallway meant it became ‘the stem’ of the house and enabled us to create schemes for all the rooms’ she says. It’s a very clever ploy – it means the other rooms are calming and elegant, but the scheme as a whole stays exciting and interesting, thanks to the strong pattern that works its way through the house. It’s an interior design ›››

Lighting can be used cleverly to change the atmosphere of rooms in your home

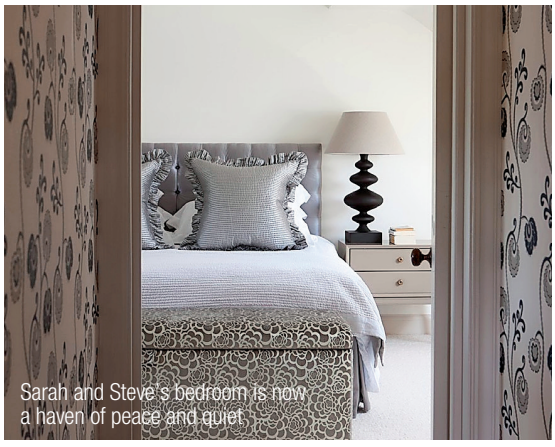
Sarah loves entertaining at home

Sixteen-year-old Amy's bedroom is pretty in pink

'trick' that's easy to emulate, and Charlotte's advice is well worth taking: "Having a strong wallpaper or even a bold paint colour in the hallway and stairs creates enough interest so you don't have to go overboard with the remaining walls. Add the odd piece of furniture and lighting to create striking focal points". In this hallway she's used a bold mirror from Eton Antiques and a specially commissioned table, designed by Charlotte, and made by bespoke maker Craig Bushell, of the joinery firm EJ Bushell & Sons Ltd. The scheme is anchored by the dark parquet flooring, which is repeated in the kitchen-dining-family room.

Their daughter Amy, aged 16, is the lucky owner of what must be every teenage girls' dream bedroom – it's got masses of cupboard space, thanks to the bespoke built-in wardrobes, with candy pink open shelves, painted to exactly match the elaborately patterned wallpaper used on the wall behind the bed. Sarah loves the curved design details on the wardrobes. Her own bedroom is now a haven of peace and quiet, with a vast expanse of luxurious white carpet. "Highly impractical, but lovely," she says. The bedroom is in the loft conversion, as is the bathroom, which was revamped by Charlotte.

Sarah and Steve are delighted with all Charlotte's efforts to pull the design of their home together, and are currently working on the front and back gardens. She is also still searching for the perfect artworks to finish off the drawing room and their bedroom. "I found a Georgia Russell piece but decided it was too expensive, only to change my mind and go back and find that it had been sold." She has a beautiful background to work against, thanks to Charlotte Crosland's elegant choices, so it will surely be a pleasure to search out the perfect artworks to give their home just the right finishing touches. }



Sarah and Steve's bedroom is now a haven of peace and quiet

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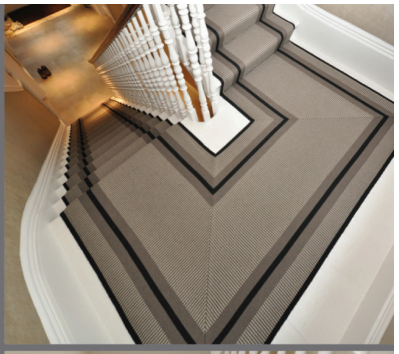

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The Bailey's bathroom is a sleek and stunning space. Get the look by investing in a Viceversa freestanding bathtub, £10,113.61 (inc VAT), from *West One Bathrooms Ltd. 41 Queenstown Road, Battersea SW8 3RE; 020 7720 9333 westonebathrooms.com*

The mirror in the Bailey's living room creates a stunning focal point. Do the same in your home with this handcrafted sun mirror, from £115 up to £175 from Graham & Green, *grahamandgreen.co.uk*

Sarah discovered that her home was perfect for parties. Impress your dinner guests with Habitat's contemporary *Palocco dining chair (just like Sarah's), priced £135 each. Habitat, 208 King's Road, Chelsea SW3 5XP 08444 991 144; habitat.co.uk*

Get the look

Inspired by Sarah and Steve Bailey's SW14 home? Then steal their style with these finds

Amy's bedroom is a teenage girl's dream with splashes of pink against the white backdrop. Achieve a similar effect with this fun and patriotic stamp rug, £765 from *Darlings of Chelsea, 9-13 Fulham High Street, Fulham SW6 3JH; 020 7371 5745 darlingsofchelsea.co.uk*

Steve and Sarah's bedroom is a peaceful haven with glam touches. If you liked their silver pillows you'll love this J by Jasper Conran Sequin Cushion, £30 from *Debenhams, 315 Lavender Hill, Battersea SW11 1QL; 0844 561 6161 debenhams.com*

If you liked Amy's feature wall, check out the Timorous Beasties Damask Wallpaper, £54 Per Roll available in *Places and Spaces, 30 Old Town, Clapham SW4 0LB; 020 7498 0998*

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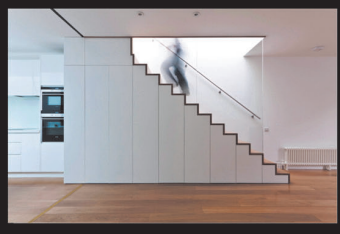

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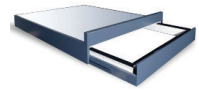
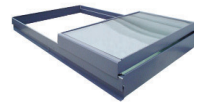


Sliding over Roof



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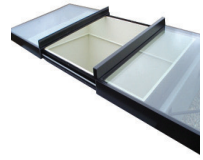

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Gourmet gems

Sudi, the better foodie, Pigott's flavours of the month

Cake and Bake
It's not only SW foodie entrepreneur Kate Johns who thinks we're embracing baking like never before – each episode of *The Great Bake Off* attracted 4 million viewers. No wonder Kate has helped found The Cake & Bake Show at Earl's Court (22-23 September) featuring, inevitably, local Cake Boy Eric Lanlard (left) and the baking TV judge divas. Expect demos, workshops, all manner of gadgets to buy and scoff plus Brixton's 50s-style diva Ms Cupcake on how to turn a hobby into a business.
thecakeandbakeshow.co.uk

Crispbread delight
My favourite new baked discovery is Peter's Yard Crispbread: utterly moreish, appealingly uneven, an artisan Swedish recipe recreated in Edinburgh. They're made with milk, rye and wheat flour from Shipton Mill, sourdough, yeast and salt and area available in large wheels for sharing or mini, perfect, canape sized. They're fantastic with own-made gravadlax. What's more they're high in fibre, yet the sourdough ensures they are relatively slow to digest which means, in theory, one stays full for longer.
Available at Hamish Johnson 48 Northcote Road, Battersea SW11 1PA; 020 7738 0741

Lamberts

To celebrate stacking up ten years as an independent restaurateur (no mean feat) Joe Lambert has treated his eponymous Balham restaurant – Lamberts – to a subtle makeover making it far lighter and freshly inviting. What's more, he's introduced a Tuesday-Saturday lunch menu of small plates and all mains are pegged at a tenner. I gave the menu a good work-out with my bookclub, most of us opted for gazpacho, properly punchy and smartly finished with salted almonds. Confit belly of Herwick lamb with wild garlic puree and toasted walnuts was wolfed down before I could taste it, but certainly looked enticing and, like chargrilled mackerel, came in an abundantly generous portion. Chef Ryan Lowery enjoys making his own charcuterie and insisted we tried a sharing board of his home-cured meats including pig's head terrine, pork loin, fabulous chicken liver parfait all winningly presented with mini cornichons and chutney. Hot-smoked haddock with poached egg and spinach was pronounced "dreamily good" as were the sauteed potatoes we all knew we should resist.

Dinner includes more sophisticated dishes such as Colchester Crab and scallop raviolo, bisque and samphire. During September Lamberts will be celebrating British oysters offering a range of different UK oyster varieties with wines and stouts and October will focus on game.

2 Station Parade, Balham High Street Balham SW12 9AZ; 020 8675 2233

Make way for Moxon's

Moxon's Fish Bar is finally open, round the corner from his venerable fishmonger and it is proving an instant hit with queues in the evening and a busy lunchtime trade too. It is more chic than the average chippie, but tiny with just four banquettes, so takeaway in boxes that retain the heat may be the best option. I was impressed by the crisp, light batter that didn't overwhelm the sweet, firm flesh of hake from the Shetland isles and the floury proper potato flavour of the chips – though don't expect them ultra-crisp. As Robin Moxon admonishes that's not the finish of a chippie nor possible or desirable. I also tried some grilled cuttlefish served with rocket salad and there are several grilled options. Extras include chilli and anchovy sauce and freshly made tartare sauce plus Robin's wife makes the vanilla cheesecake. *Westbury Parade Balham SW12 9DZ 0208 675 2468*

WHAT'S IN SEASON

CLAMS make a quick, seasonal supper and are ridiculously easy to prepare. Heat olive oil in a wide pan, throw in clams, a little garlic, a glass of white wine, cover and cook until clams open, discarding any who stubbornly won't. Add chopped red chilli, season, toss with cooked penne and rocket.

SWEETCORN are at their most juicy and tender. Serve grilled on the bbq with cumin and butter. Or make a salsa to serve with grilled lamb, chicken or haddock fishcakes: cook cobs lightly and cut off the kernels and mix with a red spring onion, chipotle chilli, diced cherry tomatoes, grated rind and juice of a lime, torn coriander and mint leaves and salt flakes.

BLACKBERRIES are one of few fruits likely to have thrived on our appallingly wet summer, so expect a glut of pickers around SW's commons. Be sure to wash well before eating. Make a delectable autumnal take on Eton mess. Stir blackberries whole into marscapone, sprinkle with brown sugar, leave to go fudgy in the fridge. Crush some meringues (bought or homemade) and mix in with some whipped cream.

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VIVA LONDRES

Why the capital is spot on when it comes to Iberian food

It's the smell that hits you first, a mixture of the familiar and unknown. There's cured meat, no doubt about that, sweet and headily rich. Vast legs of ham; morcilla sausage, black as pitch. And chorizo, heavy with spice. But after a few seconds, another scent butts in, pert and acidic, an aroma that creeps up the nose and grabs the back of the throat – tiny gherkins, miniature onions and olives of every hue and size. Add in a sober, dusty bass note of flour, bread and dried pulses and you have a shop to truly stir the senses.

And it's not just the smell in R Garcia and Sons, perched on the Portobello Road, which thrills. This much-loved Notting Hill hero is a shrine to all things edible and Iberian, a feast for the eyes as well as nose. Tins of tripe in tomato squat next to delicate fronds of saffron, while to the left is a glittering wall of wine, gleaned from Abona to Yecla, with everything else in-between. For the huge local population of Spanish and Portuguese, entering R Garcia and Sons must be just like going home.

As is perching on a chair outside Café Lisboa, just around the corner on Golborne Road, sipping proper espresso and tucking into a pastéis de nata (custard tart). The pastry is flaky, the filling just the right side of sweet. Close your eyes here, and in Opporto opposite, and you could be in Lisbon. Next to Opporto is Lisboa Delicatessen, where you can stock up on great planks of bachalau. This dried and salted cod is one of the heroes of Portuguese cooking, soaked for hours until soft, then cooked in one of a 1,000 ways.

Along with La Plaza, a bocadillo's munch up Portobello from Garcia, smaller but every bit as fine, these stores are old school Iberian, stalwarts of quality and range. But across on the other side of town is the utterly brilliant Brindisa (brindisa.com), sitting on the cusp of Borough Market. Here, you'll find an astonishing array of edible Spanish beauty. Quality is everything, with each and every item fighting for its place. The spicy cooking chorizo is my favourite of them all, properly fatty and seriously porky. Plus Navaricco Piquillo peppers, dried Pardiana lentils, magnificent own brand extra virgin olive oil and great garish tins of Ortiz anchovies and tuna.

Their cheese is every bit as good, aged Manchegos and tart torta de barros. And then the ham, dear god, the ham. Not just the Monroyo Serrano, properly meaty and aged for a minimum of 14 months, but six different varieties of Iberico, the greatest of them all. For me, nothing beats the nutty sweetness of the Senorio Iberico Bellota Grande. OK, so it's not exactly given away at nearly £700 per leg. A very rare treat, sure, but there's no price on perfection. I'm utterly infatuated by Brindisa.

Then there are the smaller places, like the Portuguese owned City Meats on the King's Road, where you can get milk fed lambs and suckling pig, as well as some pretty decent hams too. And ever-reliable Iberica (ibericalondon.com) on Great Portland Street, with Iberico ham up there with Brindisa's, as well as cecina, air dried beef, powerful Mahon cheese and good oils and olives too.

Thanks to a bustling population, who take their eating very seriously indeed, the capital is bursting with ingredients to thrill taste buds and belly alike. Ignore the dull and ersatz supermarket selection and get on down to Garcia, Brindisa and the rest. One whiff of that heavenly scent, and pure greed takes over. The very best of Iberia, without the need for Gatwick. Ole and bravo to that. }

London offers the very best of Iberia, without the need for Gatwick

Wise up to *wine*

Cheers! We've just found out it's National Wine Week from 3 to 9 September so we've asked a few local experts to help us wise up to wine

Julia Michael of the Wine Tasting Shop in Balham reveals her basic wine tasting tips…

1. Only fill a wine glass a third of the way up, so you can swirl it around before you sip – exposure to oxygen maximises the aromas and flavours of the wine.
2. When choosing wine to accompany food think of all the elements, such as the sauce, to go with it. For example, peppered steak would need a big red with a pepper component like a shiraz/syrah.
3. Even the cheapest bottle of red wine is improved by pouring the whole bottle in to a big jug, swirling it around for a few minutes and then pouring back in to the bottle before serving. The exposure to air will soften both the tannins and acidity.

Focus on: English wines

Julia Michael recommends Nyetimber Classic Brut and Rose sparkling wine from Sussex. "They started the revolution in producing sparkling wine to rival champagne back in the 1990s by planting Chardonnay and Pinot Noir on the chalky soils of Sussex (very similar to the Champagne region), building the proper cellars to age the sparkling wine and treating the wine with the same care and time as in champagne production," she says. Nyetimber is stocked in The Wine Tasting Shop. 020 8616 8658 thewinetastingshop.co.uk

Tom Lockhart co-founder of SW-based Brompton Wine reveals four lesser-know grape varieties

WHITES

Insolia di Sicilia IGT Feudo Principi di Butera, £12.95 a bottle
Made from 100% Insolia, a white grape native to Sicily, and perhaps the nicest grape variety that you haven't heard of! The largest island in the Mediterranean is more often associated with olives, almonds and lemon growing but also makes fabulous wines like this, which is quite bodied for a white, with a rich, broad bouquet of citrus and apricot.

Picpoul de Pinet, la Griffe Mont Tauch, France, £9.95 a bottle
Picpoul is an ancient grape variety from the Languedoc, where vineyards jostle for space in a dramatic landscape of steep sided hills and Cathar castles. Fresh and zesty, with alluring hints of lemon and lime, this crisp white makes a great accompaniment to seafood and shellfish.

REDS

Nero d'Avola Sicilia IGT, Feudo Principi di Butera, £12.95 a bottle
Making wine from the relatively unknown Nero d'Avola grape is something of a speciality at Feudo Principi di Butera, an estate which sits right at the the southern tip of Sicily. Dry, well-structured and rounded, this red was aged in oak for 12 months to develop its intense spicy notes, and complex fruit flavours.

Castello del Poggio Dolcetto, Monferrato DOC, £10.95 a bottle
This charming Italian red is typical of the easy drinking, mellow style produced by good quality Dolcetto grapes, which are grown almost exclusively in Piedmont in north west Italy and nowhere else. Red berry fruit flavours, with just a hint of almond.

Brompton Wine is an online wine retailer based in south-west London, which looks for wines that aren't always mainstream but have a sense of place, and taste. The Insolia di Sicilia and Nero d'Avola are currently on offer as a 12 bottle mixed case – type the word 'sunshine' in the discount box at the checkout to get £15 off the case price. You can find it on the 'Mixed Cases' page bromptonwine.com or call 020 8878 8080

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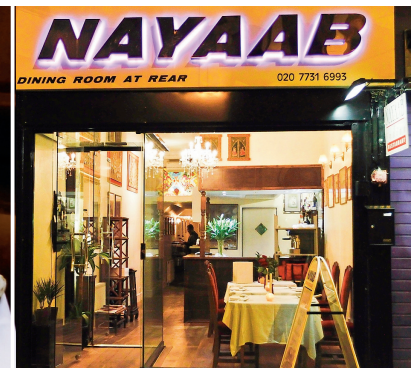

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A perfect Match

On a pedestal in the fashion world, Matches is a holistic shopping experience, from stand-alone stores to online retailing. As it launches a new season of its in house label, Freda, Lorna Weightman looks at the success of a retail institution and its exciting promise for autumn/ winter

Main Image:
Lorna Dress, £375

Dawn coat £595

Isla leather pants £525

Enya coat £525

Since opening the doors of its Wimbledon store in 1990, Matches has achieved retail domination. With 13 stores in London and being a leader in the online shopping world, Ruth and Tom Chapman must be quite happy with their lot. The couple, who are the CEOs of the company, have introduced the consumer to a luxurious shopping experience, whether your preference is to peruse the rails of their beautifully designed retail space, or buy your dress from the comfort of your living room.

The company has grown rapidly, and with a focus on expansion comes diversification. Matches introduced its own in house label, Freda, in 2008 which has delivered cutting-edge fashion and impeccable design led by Ruth, who is Creative Director of the brand. Ruth has applied her wealth of experience with Matches to a high end and incredibly practical collection and she is involved in every step along the way. "Seeing the process from initial concept, approving components then seeing the final creation is always thrilling" says Ruth of the experience. Her passion for the brand can be seen throughout, and it's her creative eye that will have every woman desperate for Freda this autumn/winter. The aim of the label is not to compete with the international names available at Matches, but to complement the customer's favourite pieces and to work with their lifestyle – on the school run, a day at the office and onto dinner afterwards. The luxurious fabrics used in each and every piece, including cashmere, silk and leather, illustrates that this collection is going to work hard, be long lasting and a prudent investment for this season and the next. ›››

Ruth Chapman, co-founder of Matches and creative director of Freda

The top: Ismay top £170

The trouser: Blair Trouser £275

The knit: Hazel Cardigan £395

'We took our inspiration for the collection from a selection of iconic images by David Bailey featuring Jean Shrimpton and Catherine Deneuve. The collection has a range of simple bold silhouettes reminiscent of the sixties'

The label is indisputably luxe, with a focus on trend driven pieces like cocoon coats to key investment items such as cashmere cardigans and white cotton shirts. Next season's collection also alludes to a bright yet rich colour palate, including variants of blue and purple. So, in fashion speak, cobalt and magenta. This is refreshing for a season traditionally known for its darker shades; with colour providing vibrancy to our closet. "The Freda autumn/ winter 2012 inspiration was taken from a selection of iconic images by David Bailey featuring Jean Shrimpton and Catherine Deneuve. The collection has a range of simple bold silhouettes reminiscent of the sixties. We have reinvented elegant shapes in contemporary pop colours. These are kept on trend with modern detailing and finishes, such as exposed zips and bound seams on the outside and interior of the garments," Ruth explains.

Her advice for the season is to focus on outwear. "Key investment pieces range from the statement modern shearling – something that you will keep forever to a classic yet current pea coat for everyday use". And outerwear is not just limited to the coat. Freda's cashmere chunky knit is a must have according to Ruth. "This desirable piece is a key accompaniment in your day to day wardrobe." Naturally, Ruth has some favourite pieces, "the trench coat in wool and silk tweed check. A timeless piece exploiting exquisite craftsmanship and luxurious fabric with a modern edge. Favourite key building blocks from the collection include the modern staples of a cropped flare pant in a variety of colours and the easy silk shirt. For autumn/ winter, the silk shirt combines chic peachy silk with a cotton trim keeping it current and clean".

Combining Ruth's insight into the collection and giving a polite nod to new season catwalk trends, I believe that Freda will also attract a younger customer. For example, coloured leather will undoubtedly be the season's hot topic and Freda's skinny leather leggings in a rich berry shade, for me, are the go-to piece. With the label's staple chunky knit, the look exudes femininity with the right touch of edge.

Aside from the trends, the most attractive part of the collection is the intelligence embedded in its design, combined with the understanding of the demands of modern day life. Ruth knows only too well the needs of the contemporary career led female, both young and mature, who also balances her duties to her family and friends. A woman's wardrobe needs to work alongside life, to complement it and provide the comfort and confidence every female needs from their style. This is the gap in the market I think Freda more than fills. It knows its customer, current and future, and makes no excuses that a working wardrobe is hard to construct. At least now there is a label which will do the work for you. }

Freda is available exclusively online at matchesfashion.com and in its London stores in Notting Hill, Wimbledon, Marylebone and Richmond. For more information log onto fredafashion.com

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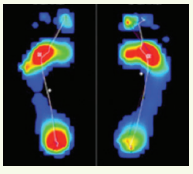

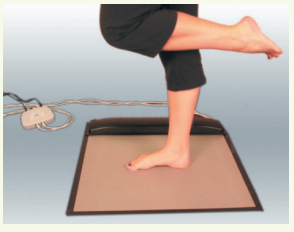

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In *vogue*

September's when all eyes turn to the catwalks, so Mary-Jane Wiltsher and Katherine Hopps tracked down four fashion queens from SW London

Pictured: Nicola McClafferty; Claudia Orrell; Katie Diment and Jo Thyne

Who? Claudia Orrell

What? Silk & Sawdust
Where? Claudia's Silk & Sawdust ranges are often designed from her home in Clapham Junction and a workspace in Fulham

About: Claudia Orrell adores vintage fashion, so much so that she has created her own business, Silk & Sawdust, which creates classic vintage designs using today's fabrics. Each piece is available in limited numbers to give that sense of exclusivity that comes with vintage treasures, and Orrell takes her inspiration from beautiful patterns, old fashioned books and original clothing.

The former publisher's love of vintage fashion stems from a childhood interest in dressmaking; she made her first skirt out of a sheet at the tender age of six. Thanks to her parents, the 60s has long been a big influence – loved for its cheekiness and styling – as has 30s fashion, with its long, graceful lines and panelling. Having visited a number of vintage fairs in Clapham Junction (the Battersea Arts Centre gets a special mention) her fascination grew, spotting a potential gap in the market for quality vintage designs with high street wearability. She treated herself to sporadic short courses in pattern cutting and fashion drawing, but her career in publishing soaked up too much time to pursue her passion properly.

A real turning point came when Orrell braved voluntary redundancy, leading her to the streets of Bangkok, where she fell in love with the beautiful fabric markets and culture there. On her return, she decided to take a small number of patterns and have them made up back in Thailand. The next step was to set up a website in the UK and hold a sale evening to test the waters. An instant success, she hasn't looked back since. Having received no formal training, she admits that it's been a steep learning curve with

mistakes dotted along the way, but a huge amount of support from friends and family has helped her get the business to where it is today.

Silk & Sawdust operates predominantly from Clapham Junction, where Orrell lives, but it's a real family affair with her furniture designer brother lending his workspace in Fulham, which she calls a design-friendly environment. Further down the line, there are plans to develop the wholesale and online parts of the business, perhaps working with a boutique or flagship shop nearby in the future. It's clear that she loves the area, fascinated by its diversity, but there's still has a big place in her heart for Bangkok, where Silk & Sawdust's journey first began. Quite simply, as she puts, the quality of its beautiful silks and cottons is second to none, and it's a fantastic feeling knowing you are supporting small, local businesses.

silkandsawdust.com

Who? Katie Diment and Jo Thyne

What? Fashion boutique Katie & Jo
Where? 253 New King's Road SW6 4RB

About: Disillusioned with a women's clothing market divided between overtly youthful designs and frumpier, shapeless items, Katie Diment and Jo Thyne decided to use their own passion for fashion to provide women with stylish, luxurious and feminine labels from around the world. The two school friends have channelled their creative energies into setting up their own business, fashion boutique Katie & Jo, all a far cry from their former careers in property (Jo) and banking (Katie).

Based in Fulham, an area bustling with young mothers and professionals who want 'easy glamour', the pair source high quality designer brands to sell at their shop and online. High on the agenda is fashion that fits: well-made pieces that embrace the female body without falling into the too-short, too-tight trap. Katie and Jo prefer to focus on new discoveries instead of staple fashion labels and are both extremely hands on, attending buying appointments to try on each item and ensure the cut and style are absolutely right. Along with this attention to detail, a sense of eclecticism is important. Both trained stylists, Katie and Jo have selected pieces to create a comprehensive range of styles, catering to all body shapes and needs. Intrinsic to their success has been living locally to the shop, allowing Katie and Jo to provide a real interaction with their customers and a personable atmosphere, which has helped to grow their business.

So what fashion tips do Katie and Jo have for *SW* readers, then? Don't try too hard, is their advice. Often, the best look is a great fitting pair of jeans, t shirt and blazer. And don't shy away from colour or pattern, some prints can hide a multitude of sins! The fashion gurus also stress you don't need to spend a fortune to look fabulous, with the emphasis firmly placed on accessible luxury.

With autumn now on the horizon, the girls are already anticipating what trends to expect, citing patterns and prints with Aztec, fur and fringe and the peplum to be big. In addition, they stress that cashmere, an essential wardrobe staple, should be on every women's shopping list because of its comfort and elegance.

Closer to home, we predict bright things for Katie & Jo's future. First comes the launch of new exciting brands such as AG Jeans, Milly, Tibi and Ashiana Jewellery, available in-store from September. In the long-term, the fashion duo have big plans to expand their business within the UK and create a stronger online presence. Just watch this space. ›››

Katie & Jo, 253 New King's Road, SW6 4RB
020 7736 5304; katieandjo.com

Photography by Charlie Cliff, shot on location at Aragon House, Parsons Green, ragonhouse.net

Who? Nicola McClafferty

What? Covetique
Where? Nicola lives in Clapham and the Covetique offices are in Battersea

About: Whilst most people spend their time on eBay hoping to find a cheap deal, for Nicola McClafferty, the online bidding site provided the revelation for a new business idea. Her online fashion outlet, Covetique, which sells high-end, pre-owned designer clothes, was born from the entrepreneur's frustration with her wardrobe of designer wear unsuitable for sale on eBay's website. Concerned about issues of trust and lacking the time to upload photos, McClafferty knew that, like so many women, she had beautiful items in her wardrbobe representing locked up value. Coupled with this was an awareness of the ever-growing number of people searching for top quality designer pieces at better prices. The combination presented an opportunity too good to miss; having previously worked in venture capital on the investment side of start-ups, deciding to create her own business was a no-brainer. As she says, after working in such an innovative environment, it's inevitable that you will eventually catch the entrepreneurial bug yourself!

Aware of the growth in pre-owned dress agencies, McClafferty is keen to set Covetique apart from the competition. Primarily, she believes the company's strength lies in its online reach to international audiences, creating better value for Covetique's sellers. In addition, the team prides itself on setting high standards for the quality of items accepted and the editing and preservation of the website. McClafferty believes that being online is vital in order to create a hassle-free selling experience and a luxury shopping environment for customers.

With such a large network of sellers, procedures are stringent. All sellers provide details of their items to Covetique, and on the basis of this information, are given a provisional price. If the seller wants to proceed, a courier is sent free of charge to collect the item, which then undergoes a thorough quality control and authenticity check.

McClafferty is a huge believer in the future opportunities for online fashion retail and is optimistic that Covetique is leading the charge in online shopping innovation, tapping into changes in how we think about fashion consumption. With plans to become the biggest online destination for luxurious wardrobes world-wide, she will be a busy lady indeed. But there is always time to admire the latest arrivals; she expresses her delight at an Hermes Birkin that arrived the day before, and the buzz surrounding incoming Chanel pieces. It's enough to get your fingers tapping away at the mere thought. }

covetique.com

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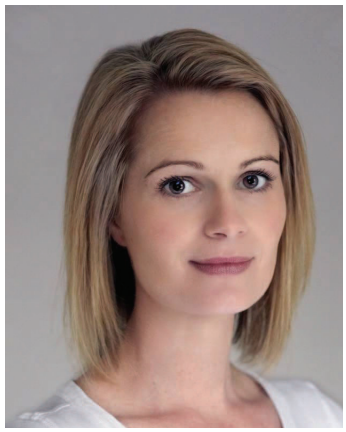

Sculpt your body slim in six weeks

Celebrity personal trainer, Louise Parker, and her team deliver outstanding results in record time with her unique training method

The Intensive personal training programme was devised by celebrity trainer Louise Parker over twelve years ago and has since changed the body shape of hundreds of individuals. Her experience ranges from helping clients recover from long-term obesity, to taking care of some of the most beautiful bodies in the world.

The unique programme combines six hours a week of her exercise method, alongside a rigorous dietary overhaul, for a six-week period. "Each week we train you in four 90-minute sessions in the comfort of your own home – bringing the gym to you and saving precious time," says Louise. "Some clients choose to do three 90-minute sessions over an eight-week period and the results are still exceptional."

The Intensive employs exercise and diet methods that radically shift fat and totally re-sculpt the body, without compromising metabolism. "It's so important to teach our clients how to boost their metabolism so that once they have lost the weight they can easily keep it off," she notes. "So many diets will get the weight off but your metabolism will come to a grinding halt or they are just not sustainable." The programme's emphasis on resistance work and an intelligent eating plan ensure the results that clients achieve are long lasting and, most of all, easy to maintain. "No aspect of what we do is extreme," she explains. "Every element of the plan is sensible, researched and proven to work," she says.

"My team are world class and without doubt some of the best in the country. Most come from a Sports Science background and we have two Olympic athletes amongst us. We all share a friendly, no-nonsense approach and between us we offer an unrivalled service to our clients. I'm proud to have such a talented team behind me." Louise Parker believes anyone can have a fantastic body – regardless of age, body type and starting point: "By following my method, you really will be blown away by how you can change your body shape."

Her programme is suitable for anyone wanting exceptional results, in record time. The Intensive is hugely popular with clients needing to be what she calls 'red-carpet ready' – whether that's for a wedding, new job-role or even the school run.

The Intensive programme employs exercise and diet methods that radically shift body fat and totally re-sculpt the body, without compromising metabolism

"I love helping post-natal mums," she explains. "Since I had my daughters in quick succession, I fully understand the challenges new mothers are faced with, and what has to be done to return you to your former glory."

Louise Parker designs each programme with one of her team before the programme commences, based on the individual's requirements and deadlines.

A rigid, yet balanced food plan is devised, ensuring optimal results. Louise personally monitors your diet diary on a daily basis to ensure you are on the right track and that you get all the support and motivation you need to succeed. In six weeks, you will emerge looking better than you thought you ever could. What Louise Parker does isn't gimmicky, it is instead an intelligent combination of three factors – nutrition, training and lifestyle – delivered in just the right combination. "Providing you have made the decision to change and are willing to let us guide you," she asserts, "You simply cannot fail – clients routinely drop two dress sizes." There are many bespoke programmes available, and following a telephone consultation, Louise will advise a suitable programme and schedule to suit any objective, lifestyle and budget. Louise asks that new clients commit to a minimum of three hours per week to ensure that they achieve amazing results. Louise's team provide her programmes across London, Berkshire, Surrey, Kent and Hertfordshire with remote options for international clients. }

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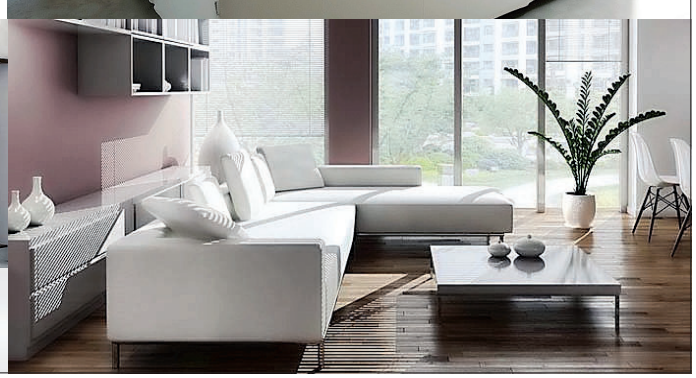

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Strike a pose

Find inner peace and strenghten and tone your muscles with the help of Lucy Paul's SWYoga

With so many local Yoga classes on offer, how do you make a choice? SWYoga, run by Lucy Paul, believes that offering a combination of enjoyment, humour and experience makes the difference. "Too many teachers have had inadequate or scant training and checking a teacher's qualifications is essential", says Lucy. Alongside its daily general level Yoga classes, SWYoga offers regular Cardio-Yoga classes, which combine the strength and flexibility that Yoga brings, to the fitness element offered by this class Cardio section, SWYoga has also introduced a Boxercise class into its weekly timetable in response to demand.

Such has been the popularity of these Cardio-based classes, that SWYoga has expanded them to offer a tri-annual Cardio-Blitz. This intensive course runs for two weeks lasting for an hour each morning, "Many return to our Blitz classes each term in order to get back in shape after three of the year's trickiest times", explains Lucy. "We run the intensives post Christmas, Easter and Summer holidays – our next Blitz will begin on Monday September 10th."

SWYoga's daily 90 minute Hatha Yoga classes are suitable for all ages and abilities, however, classes can also be taught in your own home either individually or as a group. Lucy has further qualified to teach those recovering from Chemotherapy and Radiotherapy or from back injuries. She believes Yoga offers a very positive effect towards recovery.

Now established for over 12 years, SWYoga also run three wonderful Yoga retreats each year, upcoming venues include Ibiza, Turkey and Sussex. "Our retreats have expanded alongside demand," says Lucy. "And apart from a regular weekly class, there really is no better way to escape the huge demands that city life places on our system, and truly unwind." }

For details and locations of all classes and further information see swyoga.org swyoga@paul.uk.com; 07801 573 279

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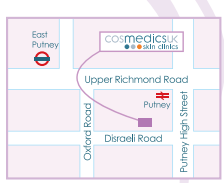

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Lisa Comfort, who owns Sew Over It in Clapham, gives us some of her top tips for customising your clothes

Take Stock of your Clothes

Customising is about looking at what you already have and making it feel new again. I dedicate an evening every couple of months for just me and my wardrobe where I look at everything I have and have a good sort out. I play dress-up, sifting through every item in my wardrobe and asking myself what can I do to change this. These are the steps to follow:

- Organise your wardrobe into categories, such skirts, dresses and trousers. In that way you can see what you actually have. If you're really sad like me, you can always colour code them – just for fun, of course!
- Everyone has clothes that they absolutely love and are perfect – you don't need to worry about those so put them to one side – I always say 'If it ain't broke, don't fix it!'
- With the rest of your clothes, try them on and decided why you don't like them. Is it because they don't fit you? Or is it because they are boring? Or because the colour doesn't suit you? Ask yourself such questions as 'What if I made this shorter, would I like it then?', 'What if I changed these buttons?'.
- Try out different combos. Add items with other items, try out layering, get your accessories and belts involved – they can make a difference. I always notice what others are wearing as they may have better ideas of how to put clothes together. Keep your eyes open when you're out and about and take mental notes of outfits that you like.
- Hopefully, after some effort you will have already saved some items from rejection by just putting them together differently.
- For those that are left, divide them into the 'Don't fit me', 'Boring' and 'The why did I buy these?' piles. Some may be beyond saving, but hopefully a few can be made more exciting and interesting after applying some of the ideas in my new book *Sew Over It.* ›››

Replacing a boring black cardie's buttons with pearl or gold ones brings instant hints of Chanel

Add Ribbon To Your Clothes

There are many ways of using ribbon to customise your clothes. You don't have to tie bows – a ribbon can be funky, and not at all twee. There are ways of manipulating ribbon…

Folded ribbon

I think this works best around a neckline, but it can go anywhere. Use your ribbon to create abstract and asymmetrical patterns folding it and pinning to the garment as you go.

1. Take any length, width or style of ribbon and fold it at random points.

2. At the folds, pin the ribbon to the garment and press in place. It may be easier to do this on the garment itself and is most effective when it looks uneven and irregular. Change the angle of the folds for more interesting patterns.

3. To attach the ribbon, take a needle and single thread, the same colour as the ribbon. Start at one end, tuck under the cut edge of the ribbon and anchor it down in the middle of the ribbon with a couple of backstitches.

4. Continue stitching using either a very small running stitch along the middle of the ribbon or use a backstitch at every fold.

4. If you are using backstitch at each fold, move along underneath the ribbon and on use a backstitch at every fold.

5. If you are using backstitch at each fold, move along underneath the ribbon and on the inside of the garment. This works best if the folds are close together.

6. Finish off in the same way you started, tucking the ribbon end under and anchoring with a couple of backstitches. Knot off on the inside and cut the thread.

Lisa Comfort's Sew Over It book is out 6 September (£15, hardback, Ebury Press) or pop into Lisa's Sew Over It sewing cafe 78 Landor Road Clapham North SW9 9PH, call 0207 326 0376 or visit sewoverit.co.uk

BUSINESS AS USUAL FOR SOUTHSIDE AS WE GROW

1971
Southside opens – it was called Wandsworth Arndale back then!

May 2004
Cineworld and Waitrose open

August 2005
Metro Shopping Fund purchases Southside Shopping Centre

September 2006
River Island and The Body Shop open

August 2008
Gap opens

October 2009
Tiger launches sixth UK store

July 2010
Republic opens

August 2010
North Mall welcomes TK Maxx and New Look

November 2010
Topshop opens

February 2011
Planning permission secured for £9m restaurant and retail extention

March 2011
Costa and Paperchase opens

Spring 2011
Accessorize, H&M Kids and Robert Dyas open

September 2011
Wagamama and Cattle Grid commit to taking restaurant space, to open in 2013

February 2012
Office opens, and Rossopomodoro commit to taking restaurant space, to open in 2013

March 2012
Construction begins on Garratt Lane extension

Winter 2012
Prezzo and Ed's Diner to open on the food concourse at Cinema level

Spring 2013
New restaurants open along Garratt Lane

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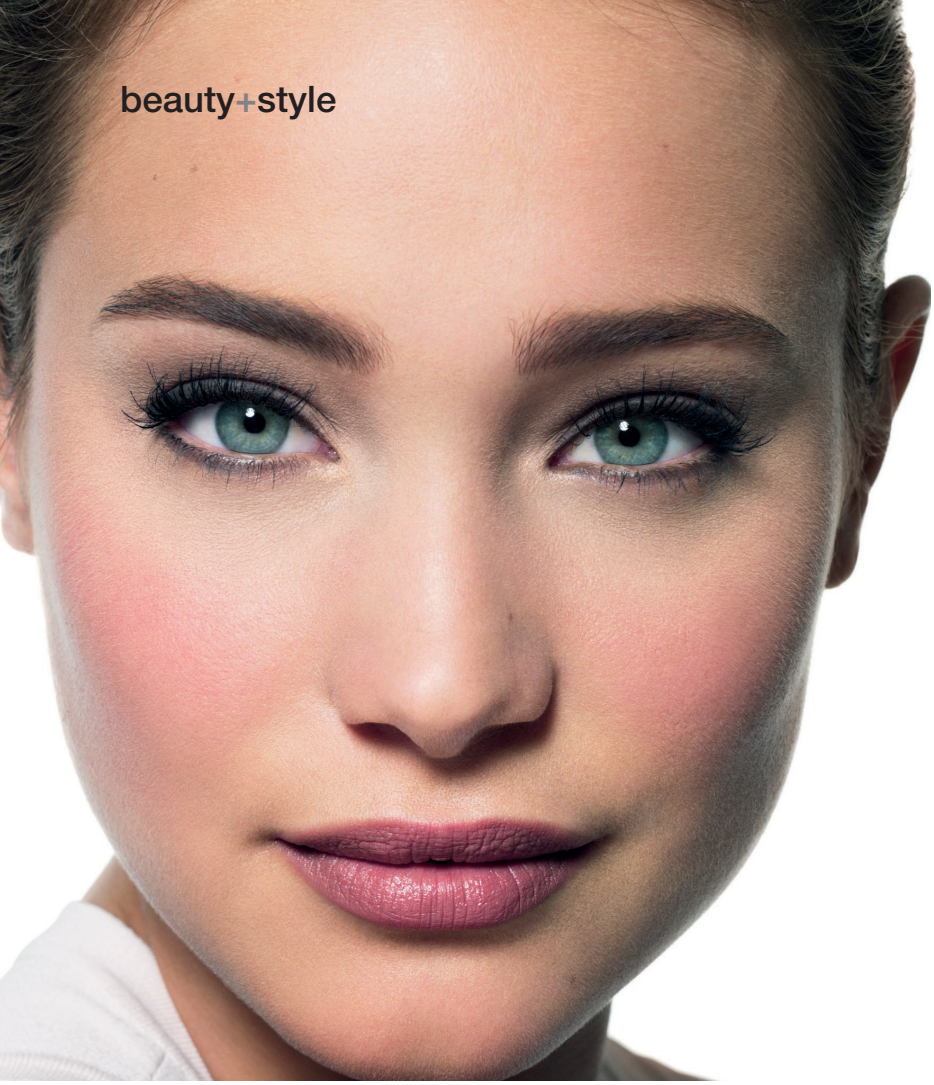

Pot Rouge

Pampering perfection

Indulge yourself with luxurious products for recreating a transforming facial at home plus the latest beauty news on the block and our must-enter competition

Make-up fans can sleep easy now in the knowledge that cosmetic queen Bobbi Brown has brought her indisputably excellent range to Elys. There's an eye-catching advert outside the department store that lured me in one day – and I left, 45-minutes later, looking like a new woman. Staff on Elys' newest beauty counter caught me ogling the range like a child in a sweetshop – I was the first to admit I didn't have a clue how to use it. With no mountain too high (etc) they set about dispelling my fear of bronzer, showing me how to choose the right concealer and foundation colours and turning my barely-there eyelashes into luscious long things (no extensions/ dyes necessary). Armed with this new-found-knowledge I took home a few key products, and will be returning to complete the selection when my current make-up bag empties. Be sure to check out Bobbi Brown's brand new Uber Basics Range (out this September) that's set to take you from "Pretty to Pretty Powerful, day to night" – sounds good to us!
Bobbi Brown is now stocked at Elys, 16 St Georges Road, Wimbledon SW19 4DP; 020 8946 9191 bobbibrown.co.uk

Top 3 eye creams

Origins new Plantscription anti-ageing eye cream, £35, origins.co.uk

Elemis Pro-Collagen Advanced Eye Treatment, £39, timetospa.co.uk

Carol Joy IV Her Eyes Only, £89, caroljoylondon.com

Pure Collagen Mask, £230 (three applications), caroljoylondon.com

Sarah Chapman Instant Miracle Mask, 4x15g sachets £38, sarahchapman.net

Carol Joy London IV Ever, £360, 50ml, caroljoylondon.com

London IV Ever Night, £340, 3x10ml, carol joylondon.com

Sarah Chapman Facialift, £25, sarahchapman.net

Sarah Chapman Skinesis Overnight Facial, £45, sarahchapman.net

Clarin's new HydraQuench Intensive Serum Bi-Phase, £40, and HydraQuench Cooling Cream Gel, £33.50, clarins.co.uk

Liz Earle Cleanse & Polish Hot Cloth Cleanser Rose and Lavender Prince's Trust Special Edition, £18.25, lizearle.com

Aromatherapy Associates Soothing Skincare Collection, from £28-£49, aromatherapyassociates.com

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‘The September Club...

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9th - 16th September

Once the children have all gone back to school and the stresses of the summer have somewhat receded, everyone deserves a little reward. We know the feeling all too well - at the end of the summer, exactly the same happens at The Peligoni Club. It makes sense to try and make the most of not having demanding teenagers around to get some late summer sun and enjoy a child-free, adult only break at Peligoni.

"The September Club" is a chance to remember that summer holidays should be as much about you as they are for your children: it is a chance for a little adult indulgence. We have organized this event to coincide with the inherent need for flexibility and simplicity: it takes the bare minimum of organizing, but the resulting holiday will blow you away and leave you feeling fully refreshed for another long winter.

Think spa treatments, life coaching, wine tasting, games such as backgammon and bridge, fitness sessions and of course great food. There will be organized excursions, dinners out at local restaurants, and cocktail parties galore.

The food elements will be included in the cost, so you won’t have to worry about over-spending, and with the flight options now available, you can easily come for a full week or just join us for the weekend. With such flexible options and with the team in the office ready and willing to run through the full program, answering any questions, it really couldn’t be any easier.

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Hotel Viura's contemporary exterior

Rioja & roll

Lorraine Crighton-Smith raises a glass to Hotel Viura and La Rioja

La Rioja, as the name suggests, is famous for being a wine-producing region. Its landscape is rich with vineyards that have been cultivated since Roman times.

We stayed in La Rioja Alavesa – one of three regions along with Rioja Alta and Rioja Baja that make up La Rioja – which looked as you'd expect with cobbled streets and historic architecture. But Villabuena de Alava is not your typical medieval village since the arrival of Hotel Viura, an ultra contemporary construction with iconic colourful concrete cubes seemingly stacked on stilts, sat next to the 17th-century church. Viura takes its name from the widely planted white grape variety in Rioja, and its interior decor, designed by designhouses (who also own the hotel), while modern, nod to the region's main industry: wine, something our group was about to become well acquainted with.

We visited no fewer than three wineries during our weekend stay, starting with the traditional family-owned The Compañía Vinícola del Norte de España, Cvne (cvne.com) in Haro, Rioja Alta. Here we toured the winery and heard the process of turning grape into wine. It was also fascinating to explore Cvne's wine 'cemetery', where cobwebs hang precariously from the basement ceiling, a natural way of keeping the temperature as it should be for the vintages stored here.

This was a stark contrast to its contemporary sister winery, Viña Real, situated in the Rioja Alavesa region. Here state-of-the-art technology is used in the production of wine and its architecture is the work of Bordeaux-based Philippe Mazieres.

To be honest, I wouldn't have been able to tell the difference in a blind taste test but there's something satisfying about seeing how something you're soon to consume is produced. And the wine flows freely in Rioja. Back at Viura you could learn a thing of two from the restaurant's sommelier or simply enjoy a glass on the rooftop lounge bar.

So it seems Hotel Viura's not the only contemporary building in Rioja. It doesn't get much more modern than neighbouring Basque Country's iconic Guggenheim Museum in Bilbao. Designed by Frank Gehry, it's where we'd recommend heading to if the wine tasting gets a bit much.

We flew with Spanish airline Vueling (veuling.com), the one hour 40 minute flight was perfect for a weekend away.

Stays at Hotel Viura (hotelviura.com) from €145 per room per night, based on two sharing on a B&B basis.

Hotel Viura, Calle Mayor s/n, Villabuena de Álava, 01307 – Álava, SPAIN. To book call +34 945 60 90 00 or email info@hotelviura.com

Barrels hang from the ceiling of the restaurant reminding you of the area's industry

Hotel Viura strikes a stunning juxtaposition with its neighbouring architecture

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Saturday 13 October (11+ and 16+)
10am—1pm (with crèche)

Headmistress's talks at 10am, 11am and 12pm

Additional Senior School Open Mornings
Thursday 20 September
(11+ only) 10.30am—12pm

Wednesday 7 November
(11+ only) 10.30am—12pm

We begin promptly with a talk by the Headmistress and a pupils' panel, followed by a Q & A session and pupil-guided tours of the senior school

Deadline for Sixth Form applications is 31st October/Bursary places available up to 100% fees at 11+ and 16+/Registrar: 020 8299 8407

James Allen's Preparatory School 4-11 years

Saturday 13 October
10am—12pm

Tours for Reception-Year 2 are at the Pre-Prep 2 Dulwich Village, SE21 7AL

Talks by the Head of the Pre-Prep at 10.10am and 11.10am

Tours for Years 3-6 are at JAPS
144 East Dulwich Grove, SE22 8TE
Talks by the Headteacher of JAPS at 10.40am and 11.40am

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For information about additional Wednesday tours contact
Katherine Graham 020 8693 3465

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This month...

Coping with change. Be it a new class or a new school, how to ensure the learning experience remains paramount

Risk strategies. Are our children hindered by overregulation?

Image courtesy of Handcross Park School handcrossparkschool.co.uk

Sue Laidlaw

ALL CHANGE

School Report opens with a look at plans to alter the National Curriculum

If you are the parent of a child between the ages of three and 17 years of age, you will, no doubt, be in the throes of preparation once again. September is ingrained in us all, whether parent or not, as the start of the new academic year.

Many of us will recall, from our own childhood, the feeling of scratching uniform after the freedom of our own light summer clothes; breaking in new shoes; newly cut hair and a new school bag. As parents, we attack the "to do" list of buying new shoes, pencil cases, school bags, booking haircuts and, best of all, sewing on name tapes!

Nevertheless, as child, teacher and mother, I have never quite lost that feeling of anticipation. The simple pleasure of starting to write on the first page of a new exercise book at the start of this term is rather symbolic of the hope of the new school year that lies ahead.

At the time of writing, details of proposed changes to the National Curriculum have just been announced and are intended to be implemented in September 2014 – higher expectations of what children should have learnt by seven and 11 years of age; a more rigorous curriculum in Maths, English and Science; and proposals for children to begin learning a foreign language at seven years. In addition, there are rumours of plans to scrap GCSEs and reintroduce O levels. As each Minister for Education comes and goes, another set of initiatives and changes are discussed, advocated and often put in place.

Whilst all this is going on, parents will still be sewing on the name tapes ahead of the school year and children will still be at the point of disappointment that the long days of the summer holidays are nearly over, alongside the excitement of the new academic year ahead.

So as we arrive at this point in the year, it is timely, once again, to focus our thoughts on striving for the best that we can achieve. Each child is different – not all will reach the same goal or attainment level during this academic year. Similarly, every family and home is run in a slightly different way. However, rather than become too concerned about new educational plans or proposals or getting too caught up in which methods should be used, let us help our children, at home and in school, to gain their own sense of achievement and strive to do the best that they can do.

Let us embrace this new school year and try to keep the freshness and enthusiasm that arrives with it and all that it has to offer. }

Rather than become too concerned about new educational plans or proposals or getting too caught up in which methods should be used, let us help our children, at home and in school, to gain their own sense of achievement

You can get in touch with Sue on 020 8487 9517 or e-mail support@laidlaweducation.co.uk

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Out with the old

Change can be a negative experience – so Katy Hall outlines how you can turn this on its head

Every September children across the country prepare to face one inescapable experience. Something which they will continually experience year after year. Each of these children has this experience in common when it comes to their education – the new. Whether it be a new school, new class, new teacher or indeed all of the aforementioned, when it comes to schools, change is inevitable. But how much change is the right amount?

The concept of change in any context is one which is surrounded by varying opinions. For some, the idea of something new is seen as exciting and fresh, however for others, with change can come anxiety, uncertainty and a general feeling of dread. In a school environment new is something which is both necessary and yet at times reluctantly received. But how can schools manage the difficult task of getting the balance of old and new just right in order to ensure that the learning experience of the pupils remains paramount?

In the case of new teachers this mixed sentiment towards change is more prevalent than ever. Good relationships between pupils and teachers take time to build and at the end of the school year when pupils face the challenge of moving into new classes and building relationships with new teachers it can be distressing for them. This is particularly so for younger pupils and especially with primary pupils who have the same teacher for the entire year. However, some pupils actively look forward to the experience of a fresh start and getting to know a new teacher. Taking into account each of these factors it would appear vital for children both educationally and socially that they are exposed to different teaching styles and a broad spectrum of personalities throughout their academic career.

The time that it takes for secondary pupils to feel comfortable with new teachers is even longer and the effect of a teacher's sudden departure can be damaging. New teachers face the challenge of earning the respect of the pupils and this is not always an easy task. When pupils have built bonds with class teachers and then those bonds are broken through teachers leaving schools they can feel disappointed. Of course a teacher moving is unavoidable, but indeed the point in an academic year that a teacher chooses to leave a school can have a significant effect on pupils.

However in some areas of school life the new is not only inevitable, but also necessary. Schools can only improve by changing or they will stand still and fall behind. From teachers creating new lessons and resources to the introduction of new teaching styles to engage their classes, change can be inspirational. The introduction of a new Head Teacher can revive a school as they bring with them fresh perspectives and ideas. Some of these changes have proved to be invaluable for some of the most vulnerable pupils within schools. If we cast our minds back to many years ago, before dyslexia had become recognised as a specific learning difficulty, those pupils suffering from the condition were simply labelled as slow or academically less able. Without the new research enabling educational professionals to diagnose and more importantly support dyslexic pupils, thousands of children would have slipped through the net.

They key to introducing the new is to get the balance right. }

Katy Hall is a teacher at Laidlaw Education – laidlaweducation.co.uk or call 020 8487 9517

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Open Events

For entry into Year 7 September 2013

Monday 17th September 2012
9.00am - 12.30pm Tours of the School
(Presentation at 10.00am and 11:00am)

Thursday 20th September 2012
6.30pm - 8.30pm Tours of the School
(Presentation at 7.00pm and 7.45pm)

For entry into Sixth Form September 2013

Thursday 4th October 2012 from 6.30pm

A copy of the School Prospectus for either the Main School or Sixth Form can be obtained from the Admissions Officer at the school

Sutherland Grove, London SW18 5JR
Telephone: (020) 8780 1244
Fax: (020) 8780 2869
E-mail: info@saintcecilias.wandsworth.sch.uk
Web: www.saintcecilias.wandsworth.sch.uk

Headteacher: Niall Gallagher BSc NPQH

King's Hall School
TAUNTON

OPEN DAY

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Friday 5th October
10 am arrival

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Co-educational day & boarding: ages 3–13
telephone: 01823 285921
admissions@kingshalltaunton.co.uk
www.kingshalltaunton.co.uk

St Catherine's
Bramley

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Good Schools Guide 2012

Prospective Parents' Mornings

SENIOR SCHOOL

Thursday 13th September

Wednesday 10th October

Bramley, Guildford, Surrey GU5 0DF

t: 01483 899609 | **e:** admissions@stcatherines.info

Telephone, email or visit the school website to book your place

www.stcatherines.info

Sutton High School

Open Morning
Saturday 6th October 2012, 10am to 12.30pm

Visit both our Junior and Senior School and enjoy tours by our girls.
Mrs Crouch our Headmistress will speak at 10.15am, 11am and 11.30am

Sixth Form Open Evening
Thursday 4th October 2012, 6pm - 8pm

Year 6 Activities Morning
Saturday 17th November 2012, 10am - 12.30pm
(for girls entering Year 7 in September 2013)

11+ Entrance Examination (2013 entry)
Friday 11th January 2013 at 9am

~

Before and After school care available for all Junior School girls from 7.30am to 6.30pm each day.

~

Our school bus service runs from Wimbledon on a daily basis and a return service operates from Purley, Chipstead, Woodmansterne and Banstead

For more information visit the website or call 020 8225 3001

55 Cheam Road. Sutton Surrey SM1 2AX

www.suttonhigh.gdst.net

gdst Girls' Day School Trust

Having it all or giving something back?

Asks Lucy Elphinstone, Headmistress of Francis Holland School, Sloane Square

Over the summer, the argument has continued to rage. There is little which gets the sisterhood going as much as whether women can 'have it all'. An article in *The Atlantic* magazine by Anne-Marie Slaughter, a professor of politics and international affairs at Princeton University who served under Hillary Clinton, set us all off. Her situation – how she gave up this high-powered job to spend more time with her family – is well known, but her 'manifesto to women' may not be. Slaughter asserts that despite the substantial gains in educational, economic and professional attainment in the last three decades, women are less happy. Well-being not wages is the issue. She challenges the very definition of success – someone who climbs up the ladder the furthest in the shortest time. Slaughter says that women should see their careers not as a straight upward slope but as irregular steps with periodic plateaus and even dips. Count on peaking in your late fifties and early sixties, rather than late forties, she advises, and use technology to work more from home. She urges pushing for school timetables which match work schedules and for it to be acceptable to talk about children and family

commitments at work, citing the relationship between family-friendly policies and better economic performance. And she decries the 'face-time culture' of the macho work place, advocating space for play and imagination to free up creativity and innovation.

If what she says is true, it has profound implications for how we educate girls. Much of our workplace culture appears rotten at the core, and joining the picnic is not the way to a decent life. Young people have already rumbled this. Many, sickened by the greed and amorality exhibited by so many in high profile positions, are opting for jobs which they feel are 'worthwhile', which make a difference to others' well-being, and which bring emotional and not merely financial fulfilment. To them, integrity and conscience matter. Quality and balance appeal more than quantity and extremes. And they realise their career paths won't be linear. They know that they may have to 'reinvent' themselves many times, that they need flexibility, creativity, communication skills and emotional intelligence, and that passing exams isn't sufficient. Perhaps now is the moment when not only our daughters but our sons too will reclaim healthy and happy lives for themselves and their families, and switch the emphasis from getting to giving. }

Francis Holland School
Sloane Square
39 Graham Terrace
SW1W 8JF
020 7730 2971, fhs-sw1.org.uk

- Full Daytime Programme
- Assessment and Tuition
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- Reasoning Classes for 11+ preparation
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support@laidlaweducation.co.uk

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www.therocheschool.co.uk
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October 11th and November 21st 9.45 - 11.30am

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WIMBLEDON

An A Level and IB school

Open morning

Boys 7–18 Girls 16+
Saturday 15 September 2012
9.30am–12.30pm

Sixth form open evening

For boys' and girls' entry for 2013 onwards
Tuesday 25 September 2012
Tuesday 9 October 2012
6.00pm–8.00pm
ALL WELCOME

020 8255 5352
www.kcs.org.uk

DISCOVERMORE

KEWHOUSE
SCHOOL

An independent co-educational secondary school for pupils aged 11-18

(A sister school to Ravenscourt Park and Kew Green Preparatory Schools)

OPEN DAYS

September 18th - 7pm & **27th** - 9:30am
October 10th - 7pm & **30th** - 9:30am
November 15th - 7pm & **26th** - 9:30am

T: 020 8600 6854
E: info@kewhouseschool.com
www.kewhouseschool.com

Kew House School opens in September 2013

Milton Abbey School

Milton Abbey School
Blandford Forum
Dorset
DT11 0DA
01258 881803 (HM office)
Principal/head: Gareth Doodes
I came to this school in... September 2009 as Deputy Head, and was appointed to the Headship in March 2010. I have now completed two years as Headmaster.
Since then, changes we have seen include… the building of two brand new boarding houses and the renovation of all existing boarding accommodation. We've introduced co-education throughout the school, and welcome our first intake of year 9 girls in September 2012. We've re-invigorated our curriculum.
We try to instil in our pupils… a sense of ambition, purpose and confidence without arrogance. I want pupils to have big ambitions, and to try and discover what their passions are.
What makes us different is… our size. We're a maximum of 300, with 60 in each year and class sizes no larger than 14. We're proudly rural, have an enormous range of activities, have our own farm and pheasant shoots, and provide traditional GCSEs and A Levels, alongside BTECs.

Woldingham School

Woldingham School
Marden Park
Woldingham
Surrey CR3 7YA
01883 654206
registrar@woldinghamschool.co.uk
Principal/head: Jayne Triffitt MA (Oxon)
I came to this school in… five years ago. The boarding and day school educates girls from 11 to 18.
Since then, changes we have seen include… I have spent the last few years concentrating on the academic profile of the school. We have a good Gifted & Talented Programme, Oxbridge Programme, as well as a committed SenCo, to ensure that the school both supports and stretches its girls. Our Independent Schools Inspectorate inspection placed Woldingham School in its top band 'excellent', which is equivalent to Ofsted's 'outstanding', in all areas of activity.
We try to instil in our pupils… as with many things in life, there are no guarantees. I cannot force a child to share my values, but I can do my best to create an environment where she is exposed to tangible representations of the core Sacred Heart values.
What makes us different is… no matter where your daughter's strengths lie, we will help her to identify them and nurture these talents.

TALKING HEADS

Marymount International School

George Road, Kingston KT2 7PE
020 8949 0571
info@marymountlondon.com
Deputy Head Annah Langan
Tell us about your history… I have been part of Marymount since 2002 and recently been appointed Deputy Head.
What defines a Marymount education is… being the first girls' school in the UK to adopt the IB Diploma programme, we excel at meeting the needs of our students, empowering them to become independent, critical thinkers and active, lifelong learners.
A typical day for me… in my first semester as Deputy Head it seems there's no such thing as a typical day! A vibrant international student body means being continually presented with a wealth of new ideas, making every day truly enlightening.
What makes our school different is… we welcome girls of all faiths and offer an extraordinary "a la carte" selection of subjects to suit a wide range of requirements.
Children take away from their education… Students consistently score in the top 5% globally and go on to leading universities worldwide.

Homefield School

Western Road, Sutton,
Surrey SM1 2TE
Telephone: 020 8642 0965
Headmaster: Robin Mowbray
I came to Homefield in.. 1992, having studied Law and Classics at Cambridge, taught to GCSE and A level, followed by four years as Head of Department at St Paul's Preparatory School in Hammersmith.
Since then changes include... the expansion of the school from 250 to 400 boys and the completion of a £3.6m building development delivering an Early Years' Unit, purpose-built classrooms and specialist Art, Music, Science and LRC facilities. The children are taught by specialists in all subject areas from year 3.
A typical day involves... interaction with the whole school community of boys, teachers, parents and governors to try to instil in the boys a love of life and learning, self-confidence, ambition, expectation, independence, a love of giving and pride and respect.
What makes Homefield different is... the unrivalled breadth and excellence of the educational opportunities which the specialist staff provide in this purpose-built school in a climate of intimacy and expectation but not pressure.

Port Regis Preparatory School

Motcombe Park
Shaftesbury
Dorset SP7 9QA
01747 857800, office@portregis.com

I came to this school in… Sep 2010.

Since then, changes we have seen include… age group relevant assemblies. There is always a moral to the story which links into the school's values and provides support to our Life Skills programme.

What makes us different is… the facilities at Port Regis are second to none comprising a dedicated music school, environmentally-friendly classroom block, nine-hole (18 tee) golf course, 35 acres of games pitches, all-weather hockey pitch (Astroturf), hard tennis and netball courts, a rifle range, an indoor sports complex which includes two sports halls as well as a glass-fronted indoor 25m swimming pool.

We try to instil into our pupils… a sense of belonging to a community whose core values are at the centre of everything that they do.

Our open mornings are in… March and October every year and include tours of the school with pupils, a welcome address and question and answer session with me and a handful of other key members of staff and a heart-warming lunch to round-off the morning.

Hornsby House School

Hearnville Road, London SW12 8RS
020 8673 7573
school@hornsby-house.co.uk
hornsbyhouse.org.uk

Principal/head: Edward Rees

I came to this school in… September 2012, so I have just arrived!

We try to instil in our pupils… a positive 'can do' attitude, traditional values of courtesy and respect for others, confidence and a sense of fun and enjoyment at school.

What makes us different is… we are an educational charity with non-selective entry at Reception, yet strive for academic and co-curricular excellence. At our most recent inspection in November 2010, the Independent Schools Inspectorate judged Hornsby House pupils' overall achievement as "excellent" and found that "pupils achieve high academic standards within a wide and creative curriculum". Pupils' personal development was described as "excellent and a strength of the school". The majority of our children move on to top London day schools and 19 scholarships and exhibitions were awarded to our 41 Year 6 leavers in 2012. We have a fabulous team of well-qualified and ambitious staff.

Port Regis

3 to 13 • Boys and Girls • Boarding and Day

Open Morning*
Saturday 6 October 2012
09.30 to 13.00

Welcome/refreshments: 09.30-10.00
Pupil tours of the school: 10.00-11.45
Headmaster's Q&As: 11.45-12.15
Buffet lunch: 12.15-13.00

*A school that puts its core values of **Hospitality, Perseverance, Reconciliation, Generosity and Respect** at the heart of everything it does.*

Ofsted Outstanding 2010|2011

**Children's activities throughout the morning.*

Port Regis, Motcombe Park, Shaftesbury, Dorset SP7 9QA
T: +44(0)1747 857 800 E: office@portregis.com W. www.portregis.com

Hornsby House School

HORNSBY HOUSE SCHOOL

I.A.P.S. Co-educational School
Hearnville Road, London SW12 8RS
Tel: 020 8673 7573. Fax 020 8673 6722
e-mail: school@hornsby-house.co.uk

Open Morning, Thursday 11th October at 9am

Scholarships & Assistance with Fees at 8+

We offer Academic and All Rounder Scholarships for pupils entering the school in Year 4, in addition to which, means-tested bursaries up to 100% are available for parents unable to afford the standard fees.

For further details or a prospectus, please telephone the Registrar on:

020 8673 7573
www.hornsby-house.co.uk

£27,500 raised for Walking With The Wounded
The boys, staff and Parents Association at Northcote Lodge were delighted with the presentation of a huge cheque for £27,500 raised for their chosen charity this year, Walking With The Wounded. Events ranged from Crazy Tie Day and a rowing competition to everyone's favourite – a cake sale, and many more fantastic events and activities. The boys really enjoyed meeting the WWTW team earlier this year and wish them all well in the future.
northcotelodge.co.uk @NorthcoteLodge

Top marks

The latest news from your local schools

Broomwood Hall raises funds for Ethiopia
Huge congratulations to everyone at Broomwood Hall who raised an amazing £44,000 for the school charity Broomwood in Ethiopia. The school is raising funds to build and run a school in Ethiopia, one of the world's poorest countries. Link Ethiopia (linkethiopia.org) are acting as the school's advisors and work is moving forward with the next stage being to acquire land and start building. For further infrmation about ther project see the website broomwoodinethiopia.com.
broomwood.co.uk @Broomwood Hall

Parents Advised of New Bursary Scheme
Bright and able children can have the chance to attend one of three leading fee-paying schools in SW London, due to a new scheme. The House Schools Trust is made up of three schools: Prospect House in Putney, Orchard House in Chiswick and Bassett House in West Kensington. Bursaries will be given to seven/eight-year-olds or those who are considered Year 3. Donations are made for bursaries throughout the year by parents of those already at the school, associates and social events. Bursary beneficiaries are treated with anonymity. *houseschoolstrust.org*

Ricards Lodge launch new reward system
Key to our school's success and at the heart of everything we do at Ricards Lodge, are our committed and ambitious students. As part of our commitment to recognising and rewarding student success and achievement, Ricards Lodge will be introducing a new rewards system, Vivo Miles, across the whole school from September 2012. It will be launched with two year groups; Year 8 and Year 10 in July.

Designed by schools for schools, Vivo Miles is an award-winning, web-based rewards system that has been used successfully across 80 local authorities; Vivo Miles has proven its ability to improve student motivation as well as raise attendance and GCSE grades. Headteacher Alison Jerrard said "throughout the year, our students work incredibly hard to achieve in many areas of their school and extra curricular life; we want our students to be rewarded for their hard work, resilience and success".
Please see ricardslodge.merton.sch.uk for more details

SYDENHAM HIGH JUNIOR SCHOOL

Open days

10am-1pm
Saturday 22 September

9.30am-11am
Wednesday 3 October
Tuesday 9 October
Thursday 8 November
Monday 12 November

020 8557 7000
www.sydenhamhighschool.gdst.net
admissions@syd.gdst.net
15 Westwood Hill
London SE26 6BL

gdst Girls' Day School Trust

SYDENHAM HIGH SCHOOL

SYDENHAM HIGH SCHOOL

Open days

10am-1pm
Saturday 6 October

9.30am-11am
Wednesday 19 September
Thursday 11 October
Friday 9 November
Tuesday 13 November

SIXTH FORM OPEN DAY
Tuesday 9 October 7pm

020 8557 7000
www.sydenhamhighschool.gdst.net
admissions@syd.gdst.net
19 Westwood Hill
London SE26 6BL

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OPEN MORNING Friday 19th October 9.30-12 noon

...a Cotswold childhood

EYFS 'outstanding' INDEPENDENT SCHOOLS INSPECTORATE 2011

BEAUDESERT PARK SCHOOL

Minchinhampton, Gloucestershire t: 01453 837318
e: enquiries@beaudesert.gloucs.sch.uk w: www.beaudesert.gloucs.sch.uk

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Please call the school office to arrange a personal showround

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A Co-educational Day, Weekly/Flexi Boarding Prep School, 7-13 years

Entry points at 7+ and 11+ and intervening years if places available.

For further information please contact **Fiona Bundock**
Tel: 01483 542051 **Email: fmjb@cranprep.org**
Cranleigh Preparatory School, Horseshoe Lane, Cranleigh, Surrey GU6 8QH
www.cranprep.org

King's College
TAUNTON

OPEN DAY

BE PART OF THE EXPERIENCE

Saturday 6th October
10 am arrival
Please call us to reserve your place.

Co-educational day & boarding: ages 13–18
telephone: 01823 328204
admissions@kings-taunton.co.uk
www.kings-taunton.co.uk

Wimbledon High School

Open Events 2012

Juniors Open Morning
Tuesday 25 September 9am-12pm

Seniors Open Day
Saturday 6 October 9.30am-12.30pm

6th Form Open Evening
Tuesday 25 September 6.30pm talk

100% bursaries available at 11+ and 16+
www.wimbledonhigh.gdst.net - to book for the Head's talk
Tel: 020 8971 0900

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The Study Wimbledon

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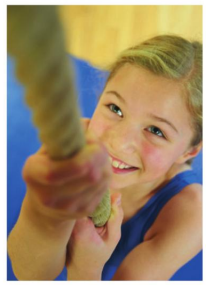
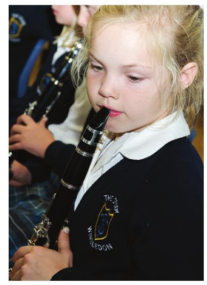

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www.thestudyprep.co.uk

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St. Catherine's School

Twickenham

Open Events

SIXTH FORM

Wednesday 19th September, 6.30pm

PREP & SENIOR

Tuesday 2nd October, 6.30pm

Saturday 10th November, 10 am-noon

A Catholic school warmly welcoming girls of all faiths, age 3-18.

Telephone: 020 8891 2898

email: admissions@stcatherineschool.co.uk

www.stcatherineschool.co.uk

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- **Fees for boarding only – at *less* than £11,000 a year**
- **NOW accepting candidates for Year 9 Entry in September 2013!**

13+ INFORMATION SESSIONS:

2013 Entry: Sat 22nd Sept 2012 - 10.30am

2014 Entry and beyond: Tues 2nd Oct 2012 - 7.30pm

CRANBROOK SCHOOL

Est 1518

For more information on exam dates or to arrange a personal tour, please contact our Registrar at registrar@cranbrook.kent.sch.uk/ 01580 711804 or visit our website.

"An outstanding school."

Ofsted: July 2011

in touch with tradition... in tune with today...

Cranbrook School, Cranbrook Kent TN17 3JD | www.cranbrookschool.co.uk

Fuel the Adventure

Our children will develop into well rounded individuals if we let them take risks, argues Dr Eva Holle-Winterberg

Be careful!" Isn't this a phrase we often use? Of course that is understandable. As teachers and parents we have a clear responsibility to keep our children safe and sound. But aren't there often too many regulations for our children? In countries with more relaxed health and safety rules, the number of tragic accidents is not significantly bigger. Children may end up with a few more scratches, but will have learned to avoid them the next time.

Children inherently have a very good sense of their own abilities – that is unless their self-awareness is undermined by a counter-productive set of rules. At the age of four, living in the Netherlands, my daughter would sit high in the branches of any tree she could climb. Now, almost twice this age and living in London, she seeks reassurance before climbing even the simplest of trunks, just because other girls her age are hesitant to take such risks. Is our London society changing children from naturally born risk-takers with adventurous minds, into over-cautious, faint-hearted worriers?

Children definitely need to learn to take small risks to foster their self-awareness and develop themselves further. However, there is a danger that such high safety standards are interpreted by young would-be explorers as a lack of trust, which in turn dents their self-confidence. How, in later life as an adult, can anyone make risk assessments, take decisions, know their limits, preferences and needs and, in summary, be able to act responsibly and independently, if they didn't begin to learn from a young age?

Bearing these factors in mind, you may well conclude as I do that a more relaxed approach is helpful for children's development. However, I am not suggesting that we need to throw away our rule books and allow children to run wild. There are many small adjustments to our behaviour that will help to boost their development. Firstly, we can reassure our children that we believe in their abilities. Give them a supportive atmosphere with space for exploration within reasonable boundaries. We should encourage and stimulate them without saying "be careful!" too often.

There are so many areas where children can have room to explore their own experiences. Combined with creativity – music, art, food – it will be fun for you as well. Let your little gourmand cook create recipes from ingredients bought on their own whilst you watch through the shop windows. Let your budding builder construct the castle from his beloved story book – it could be just under your kitchen table. Let your little bouncy ball determine the height of his trampoline jumps by sounds made on a xylophone or the notes from a song. Let your little explorer climb a tree or your little pirate balance on a fallen trunk in the park. In summary let your children be active and creative using a broad range of activities where they can choose their own rhythm and pace, act on their own preferences putting in their own emotions and conflicts, and develop their own strength. They will thus create a wonderful treasure trove of experience to draw on as they grow and develop.

We need to enable our children to believe in themselves by giving them the potential to explore their abilities and their limits. They will learn to learn and be fit for the future. Be careful not to miss this opportunity! }

Dr Eva Holle-Winterberg teaches on the team at Laidlaw Education – find out more at laidlaweducation.co.uk or by calling

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- Pre-Prep & Nursery 3 – 7 years with extended after school care to 6.00 pm
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- Set in stunning Suffolk countryside

"The overall quality of the pupils' achievements and learning is excellent."
ISI Inspection May 2012

OPEN MORNING
29th September
for further details
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obh.co.uk

For a prospectus, email admissions@obh.co.uk
Visit www.obh.co.uk or call 01449 740252
Brettenham Park, Ipswich, Suffolk. IP7 7PH

Empowering girls to pursue ideals and knowledge unafraid

Open Day
Saturday 29 September 2012
10.00 am - 1.00 pm

Senior School (11-18)
42 Abbotswood Road, SW16 1AW
020 8677 8400 enquiry@shc.gdst.net
www.schs.gdst.net

gdst Girls' Day School Trust

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Registered Charity number: 307048

Farlington School | Horsham | West Sussex RH12 3PN Independent Day and Boarding School for girls aged 3-18

Alleyn's School

Independent day school for boys and girls aged 4–11
Townley Road, Dulwich, London SE22 8SU

Co-educational, academic excellence

OPEN DAYS 2012

Tuesdays 18 September and 6 November
16+ 2.30pm

Wednesdays 19 September and 7 November
11+ & 13+ 2.00pm

Saturday 6 October
11+, 13+ and 16+ 9.30am

All welcome – no need to book

For more information visit our website alleyns.org.uk
Tel: 020 8557 1478

Alleyn's Junior School

Independent day school for boys and girls aged 4–11
Townley Road, Dulwich, London SE22 8SU

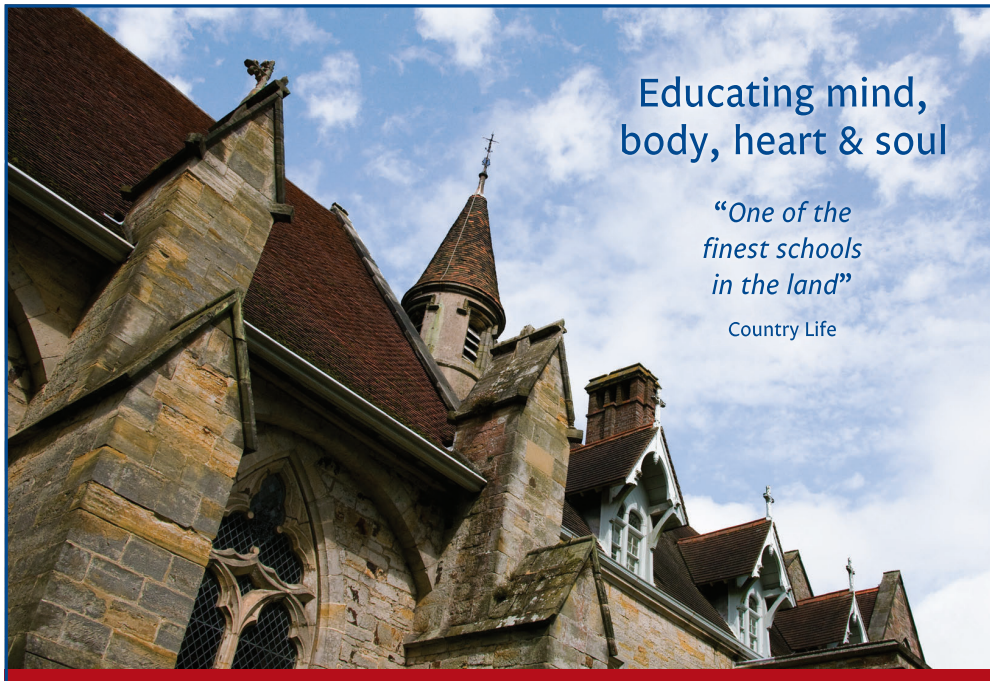
Co-educational, academic excellence

OPEN DAYS 2012

Saturday 22 September 10am – 12.30pm,
Thursday 8 November and Tuesday 20 November
1.30pm – 3.00pm

The Headmaster will give a short talk, and visitors may look around the school. It is not necessary to book for Open Days.
For further details please see our website alleyns.org.uk
We look forward to welcoming you to Alleyn's Junior School.

Please email juniorregistration@alleyns.org.uk or call 020 8557 1519 to obtain a prospectus or for any other information.



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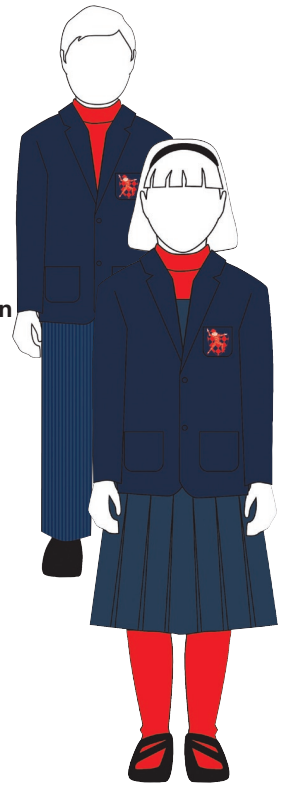
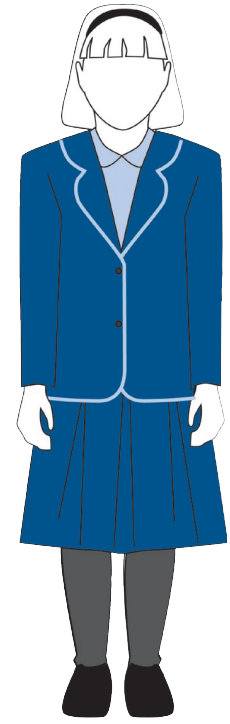
290 Balham High Road, Tooting, SW17 7AI, 020 8767 4051
bertrumhouseschool.org.uk
office@bertrumhouseschool.org.uk
Principal: Miss Kirsty Pirrie
Sex of pupils: Co-educational
Age of pupils: 2 to 7 years
Term dates for 2012/2013: Autumn Term: 6 September – 12 December
Spring Term: 9 January – 27 March
Summer Term: 17 April – 10 July
Fees per term: From £1,470 – £3,750
Religious domination: Broadly Christian
Average class size: 15
School ethos: Despite being non-selective Bertrum House have an excellent reputation of getting pupils into their parents' first choice of prep school at 7+.
Open day(s): Personal show rounds on Thursdays by appointment through the school office.



Finton House

171 Trinity Road, London SW17 7HL, 020 8682 0921
fintonhouse.org.uk
admissions@fintonhouse.org.uk
Principal/head: Adrian Floyd
Sex of pupils: Co-educational
Age of pupils: 4-11
Autumn Term for 2012/2013: 6 September - 13 December
Spring Term 2013: 8 January - 22 March
Summer Term 2013: 17 April-4 July.
Fees per term for 2012-2013: £3,960 - £4,295
Religious denomination: Non-denominational
Average class size: 16
School ethos: Non-selective entrance and provision for children of all abilities.
Open day(s): Open Evening 11 October 2012 6-8.30pm. Open Mornings by invitation to families registered.



Handcross Park School

Handcross, Haywards Heath, West Sussex, RH17 6HF, 01444 400526, info@handxpark.com. handcrossparkschool.co.uk
Principal/head: Graeme Owton
Sex of pupils: Boys and Girls
Age of pupils: 2-13
Term dates for 2012/2013: 3 September – 14 December, 9 January – 22 March, 15 April – 5 July
Fees per term: £2,694 - £5,035 (Day) £4,651 - £5,935 (Weekly Boarding)
Religious denomination: Church of England
Average class size: 16
Exam pass rate: 100% Common Entrance success and outstanding scholarship results.
Special facilities: Indoor swimming pool and sports hall, music block, Boarding House, Art and Design Department, 50 acres of playing fields and woods.
School ethos: Handcross Park is a family school with a strong reputation for an all-round education. Constantly produce strong academic results.

Homefield Preparatory School

Western Road, Sutton, Surrey, SM1 2TE, 020 8642 0965, administration@homefield.sutton.sch.uk, homefield.sutton.sch.uk
Principal/head: Mr P R Mowbray MA Cantab
Sex of pupils: Boys
Age of pupils: 3 - 13
Term dates for 2012/2013: Autumn 5/8/12 - 14/12/12; Spring: 8/1/13 – 28/3/13; Summer: 17/4/13 – 5/7/13
Fees per term: £2,260 to £3,490 per term
Religious denomination: Non-denominational
Average class size: 16
Exam pass rate: 32 scholarships (2011-2); 100% pass rate at Common Entrance ; 80% A*, A and B grades.
School ethos: A history of all round academic, sporting, musical and cultural excellence in a climate of expectation but not pressure.
Open day(s): Saturday 29th September – 10am to 1pm or contact the school for an individual tour.

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Open Morning

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www.falconschool.com

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explorethenewforest.co.uk/NewForestRetreat.html; newforestpilatesandyoga.com
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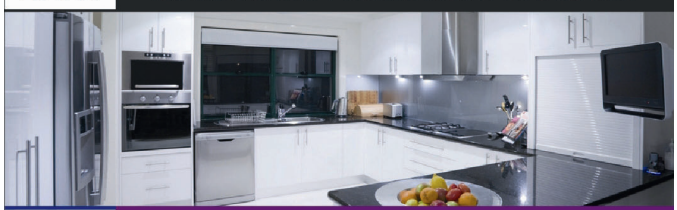

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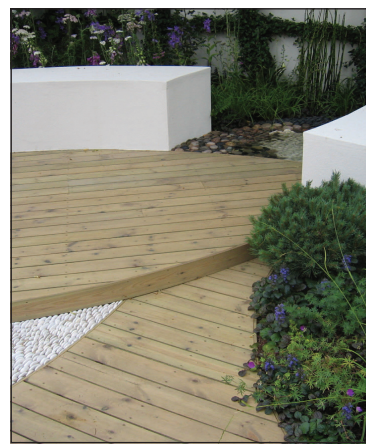

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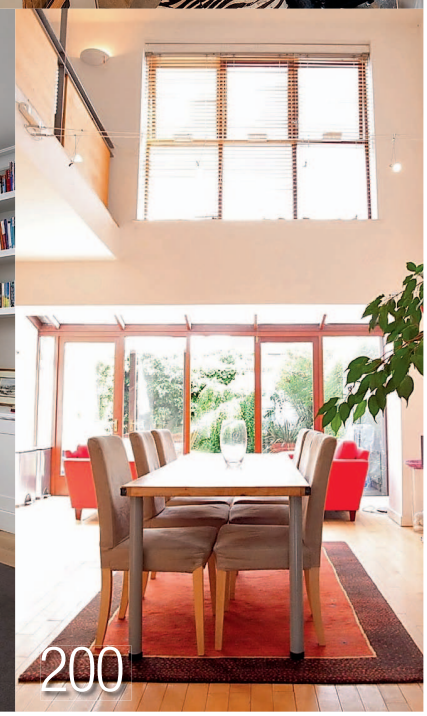

Welcome to this month's property pages. A loft conversion is generally agreed by experts to be the most effective way to add value to your home, as well as extra living space, so I've been finding out all the important questions you need to ask before you embark on such a project. I've also been exploring homes for sale that feature living areas with the wow factor and digging out the latest property news, views and expert advice.

Karen Tait, Property Editor

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London calling

From family home hotspots to latest market news...

Global village

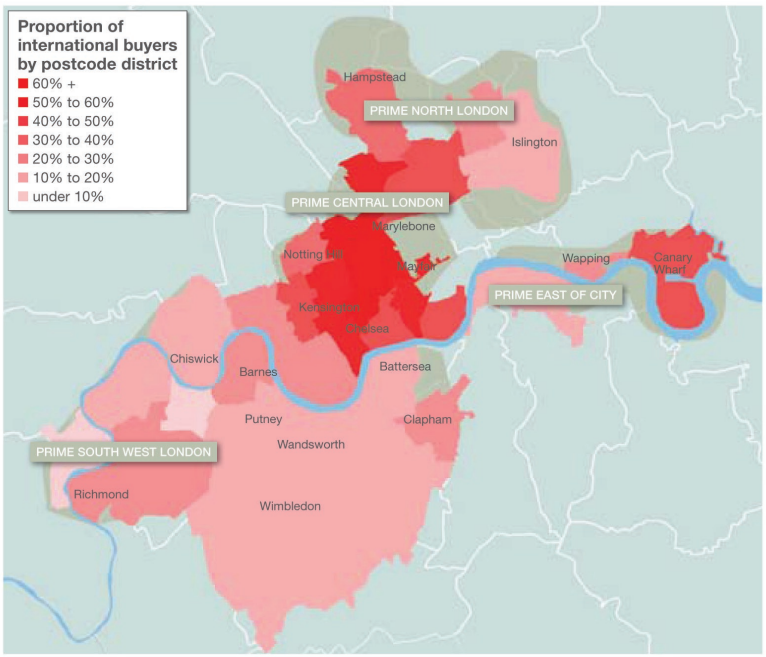
Savills' World in London report (see map right) has revealed that 34% of prime residential buyers in London were from overseas and 66% of prime London's overseas buyers live and work in London, with their property being their main residence. Western Europeans have the biggest market share after UK buyers, accounting for 15% of resale and 8% of new-build sales. Chinese and Pacific Asian buyers only stand out as a significant group (31%) in the new-build sector.

Best places to live in London

In a recent 'Quality of Life' study by Experian PropertyCheck (online property valuation and local community insight), Kensington & Chelsea proved to be the best place in the UK in which to live before having children. This was put down to the area's high population density, tech-savviness of residents and availability of shopping. The borough slipped down in the overall rankings largely

MAP 1

Map of international buyers (second hand) International buyers concentrated in Prime Central London and East of City markets



Map source: Savills Research

The green effect

In an analysis by the Rentonomy blog, which looked at the effect proximity to a park in London has on local rental prices (looking at two-bedroom properties in Tube zones 1, 2 and 3), properties less than half a kilometre from a park averaged £400 while rents for those in the next band, 0.5-1km, were some 25% lower, a considerable difference.

The blog also looked at which parks were the most expensive to rent near; not surprisingly SW1 did particularly well in the league table.

AVERAGE WEEKLY RENT	
1. Eaton Square SW1	1,011
2. Hyde Park W2	1,003
3. Berkeley Square SW1	996
4. Hans Place SW1	980
5. Belgrave Square SW1	978
6. Cadogan Place SW1	924
7. Cadogan Square SW1	908
8. Grosvenor Square W1	886
9. Princes Gardens SW7	829
10. St James Square SW1	799

Pricewatch

- Land Registry House Price Index (June data): annual increase of 0.9%; monthly increase of 0.1%. Highest annual increase in London (6.3%). Kensington and Chelsea was the borough with the highest annual rise (12%), Hounslow had the highest monthly rise (2.4%). The number of properties sold in London for over £1m in April 2012 decreased by 43% to 318 from 557 in April 2011.
- Office of National Statistics: UK house prices increased by 2.3% in the 12 months to May 2012, driven by a 7.2% rise in London.
- Hometrack: 0.1% rise in London in July, slower rate of growth than previous months. UK prices fell by 0.1%, first decrease in seven months.
- Knight Frank: central London prices rose 0.5% in July, taking annual growth to 10.3%. Prices are at a record high, 13.5% above their previous peak in March 2008, but July's increase was the smallest monthly rise since October 2010.

due to its lack of affordable housing.

The study focused on four key life-stages – 'pre-children', 'young children', 'older children' and 'post-children' – with a different set of values for each stage, from job opportunities and house prices to local schools. Bromley was named the capital's best borough to call home for those with young children, while Richmond took top spot for families with older children, and Bexley was best in the 'post-children' sector.

Affordablity quota

If you thought Kensington & Chelsea was the least affordable London borough, you'd be wrong. It is, in fact, Brent, according to research by Halifax, comparing property prices with pay packets – the price of an average home in Brent is 8.8 times the average local income. There wasn't a single London borough where a home could be bought with a mortgage of four times the buyer's salary, the traditional affordability yardstick.

London for sale?

The 'London for Sale?' report from Future of London, which focuses on urban regeneration, says the capital's housing market has become "distorted and dysfunctional" partly as a result of the "huge rise in overseas investment in expensive properties for the super-rich".

Investment in luxury homes has doubled to over £5bn a year, with over 60% of new homes in central London being bought by overseas investors. The report predicts that the growth in overseas investment in London property is set to continue, despite the higher stamp duty rate, with a "real risk of creating a housing bubble".

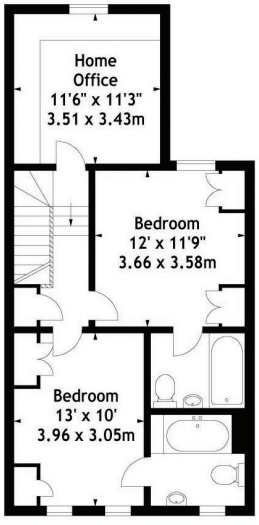
Passionate about property

Residential property in prime central London – an area encompassing six square miles surrounding Hyde Park with only 215,000 households – can now be considered an 'Investment of Passion', similar to works of art, top race horses and rare vintage champagne, says London Central Portfolio. Like many other 'IoP's, it increases in value with age, it is a scarce resource and is a purchase of the heart as well as the head. The number of properties changing hands in prime central London in the 12 months to Q1 2012, was down to just 5,409. On average, that is just 100 properties a week and almost 60% less than in Q1 2000, making it ever more sought after.

NEWS IN BRIEF

- 80% of London homeowners believe London house prices will rise by the end of the year, compared to 63% of UK homeowners, according to the latest Housing Market Sentiment Survey from Zoopla.co.uk. Only 18% think property prices will fall by the end of the year.
- Research from Hamptons International shows that the kitchen is the most influential room for property decisions. Half of respondents said that the kitchen is the one room that would make or break a decision to buy a property.
- The number of properties sold by Strutt & Parker is now at the highest level since 2007 and the number of cash buyers registering has almost doubled since May 2011. New tenancies are up 35% year on year.
- Over the last decade London's population has grown by 850,000 while only 197,000 new homes have been built, reports CBRE (the world's largest commercial real estate services firm), which goes some way to explaining the current supply and demand imbalance.

Upwardly mobile



The Doneraile Street loft conversion has created two extra bedrooms and a home office

Before you embark on a loft conversion, here are some essential questions you should ask

A loft conversion is not for the fainthearted. It involves plenty of disruption and costs are typically anywhere from £25,000 up (often more in London). However, it will not only provide you with extra space, it will also add value to your home – generally agreed to be 15-20% – and may also be a cost-effective alternative to moving home, and less of an upheaval.

It's not a DIY job though, this is definitely one for the professionals, although if you're keen to get your hands dirty, you could get them to do the structural work and finish off the rest yourself.

If you're convinced expanding upwards is the right move for you, here are some vital questions to consider.

Do I need planning permission?
Loft conversions are allowed under permitted development rights, except for listed buildings, properties within a designated area, or if the roof space is extended beyond the allowed limits

This five-bedroom home in Doneraile Street, SW6 has been fully extended and refurbished. It is for sale at £3,500,000 (Sullivan Thomas, 020 7731 3333)

and conditions.

These are a volume allowance of 40m^3 additional roof space for terraced houses or 50m^3 for detached and semi-detached houses; no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway; no extension to be higher than the highest part of the roof; materials to be similar in appearance to the existing house; no verandas, balconies or raised platforms; side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor; and roof extensions, except hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves.

What about building regulations?
Building regulations approval is required to ensure, for example, that the structural strength of the new floor is sufficient, the stability of the structure is not endangered, and that there is safe escape from fire, safely designed stairs to the new floor and reasonable sound insulation.

Is my loft suitable for conversion?
This depends on features such as available head height, the pitch of the roof, the type of structure, and obstacles such as water tanks or chimney stacks. The usable part of the roof should be at least 2.2m.

The steeper the pitch, the higher the central point is likely to be – to make best use of the space under sloping ceilings and increase the amount of usable floor space, dormer windows can be used or it might be possible to redesign the roof.

A traditional framed roof construction, typical of pre-1960s houses, where the roof timbers were cut and assembled in place, is usually the easiest to open up. Later roofs using factory-made truss roof sections, with thinner timbers reinforced with braced diagonal struts, tend not to have a loadbearing structure beneath them, so a conversion requires more structural input.

Can I increase head height?
One option is to raise the roof, which will require planning approval and covered scaffolding. Another solution could be to lower the ceiling in the room below, more viable in older houses with high ceilings (you will still need sufficient head height in the room below). Structural work will be needed to give the new floor joists something to fix on to.

Do I need to strengthen the floor?
The existing joists are unlikely to be substantial enough, and any new joists will need to comply with building regulations. RSJs may also be needed to distribute the load.

What about stairs?
The general rule is that the staircase should be in line with the roof ridge to make best use of the space above the staircase (you ideally need at least 2m height), but depending on the room layout below the loft, this isn't always possible. To achieve the required height, a dormer window can sometimes be fitted or a hip roof end converted to a gable.

The maximum number of steps allowed in a straight line is 16, but 13 is typical. The maximum step rise is 220mm, while the width is unregulated. Where there is not enough room for a traditional staircase, it may be possible to use a 'space saving' stair, but for safety reasons retractable ladders or stairs are not normally acceptable.

What are my window options?
As well as providing light and ventilation, some windows may also act as a fire exit. The simplest and cheapest option is roof-lights, which are usually allowed under permitted development rights. Although installation is more complicated, dormers are popular as they can increase the usable floor space, especially in a loft with a steep roof (the mansard type gives maximum space), and often improve the look of a building.

Is insulation important?
Yes, both to keep you warm in winter and cool in summer. It's not an option though, as it's required under building regulations. The usual method is to install 70-150m-thick slab foam insulation between the rafters, leaving a 50mm gap between it and the roofing felt for ventilation.

Fire safety
Plasterboard ceilings in upper rooms help to prevent fire from spreading to the loft, but once converted the roof space is opened up via the stairs, so safeguards have to be put in place. An escape route is also a prime consideration. According to the government planning portal, a typical loft conversion to a two-storey house will require new fire-resisting doors and sometimes partitions to protect the stairway. This is because it is too dangerous to escape via windows from floors above first-floor level. Mains powered, interlinked smoke alarms will also be needed.

Live and let live

Living areas are one of the most important parts of a home. Here are five of our favourites on the market this month

Design statement

Battersea Square, SW11

£1,395,000

The interior-designed refurbishment of this four-bedroom townhouse has resulted in a stunning contemporary living area, which provides excellent entertaining space and includes an original baker's oven. There are two reception rooms, plus kitchen which opens onto the garden.

John D Wood, 020 7228 0174

Family home

Osward Rd, SW17

£995,000

Close to Wandsworth Common, this three-storey five-bedroom home offers a double reception room on the ground floor, as well as a good sized kitchen and dining area which leads onto the garden.

Trindle Rymer Irens, 0208 767 2222

Flexible space

Hillbury Rd, Heaver Estate, SW17

£2,595,000

To the front of this seven-bedroom property are two generous reception rooms, while at the rear the kitchen/dining/family room has bi-folding doors onto the terrace, overlooking the pool and walled garden. The property also boasts views across Tooting Common.

Knight Frank, 020 8682 7777

Fabulous views

Dorlcote Rd, SW18

£2,350,000

The formal sitting room of this six-bedroom house enjoys views over Wandsworth Common. There is alos a dining room and a kitchen/family room with direct access to the garden.

Sullivan Thomas, 020 8767 7711

Period style

Clapham Common North Side, SW4

£2,350,000

In a Grade II Victorian terrace, the 50ft drawing room in this four-bedroom, three-bathroom triplex apartment has intricate cornicing and marble pillars. Floor-to-ceiling windows open onto a balcony with views of the Common.

Hamptons International, 020 7498 8686

Catch the Autumn Market

Lucy Hartiss, senior sales negotiator at Cluttons on Northcote Road, Clapham, offers advice on making the most of the seasonal pick-up

The Olympics has dominated the British summer this year, with the pouring rain coming a close second. However, the south west London sales market has remained buoyant even in the face of a somewhat distracted nation. Cluttons has agreed several house sales in particular during the 'quiet months' with many even resulting in sealed bids, proving again that the lack of property is still insufficient for the level of demand. Traditionally, the summer months favour savvy buyers who take advantage of having to fight off less competition for property.

Things are about to get a little bit hotter (even if the weather isn't) as the Olympics comes to a close, summer holidays finish, schools go back and life generally returns to normal. This usually brings about a new lease of life for both buyers and sellers as we start to think about things we want to change or achieve before the year ends, not dissimilar to New Year's resolutions. Unsurprisingly January and September are key months in the sales market. Buyers register in their droves and it will be the properties launching new to the market in the autumn months that can take advantage of this influx and that have the best chance of maximising their price achieved.

Smart sellers should be looking to get marketing in place now so that they are best placed to scoop up the dedicated buyers who have been searching over the summer and also be viewing-ready for the new buyers who will register with the seasonal pick-up. The key message is not to wait. Looking ahead, demand will be particularly strong for houses – especially with the arrival of the Bolingbroke Academy meaning families can move into the area with more long term intentions.

Secondly, flats with outside space will not be far behind in terms of desirability with Clapham a consistently attractive area for young professionals to settle and those just starting life in London. Sealed bids are not only becoming increasingly common on houses in the area but also for smaller first-time-buyer flats.

Myself and my colleague Stephanie Mant, who has been in the area six years, work closely together at our office on Northcote Road. We're an effective team as I come from a macroeconomics background so keep a close eye on housing trends and pricing while Stephanie trained as a building surveyor which proves invaluable when it comes to that all-important hurdle – particularly on Victorian properties – the survey.

Summer 2012 has also seen Cluttons revamp its website now www.cluttons.com/london and launch onto the social media scene with a Twitter and Facebook page. }

125 Northcote Rd SW11 6PS
020 7223 7574
cluttons.com
Info@cluttons.com

Knight Frank

The Old Tennis Club, Thurleigh Road SW12

CGI Images

Plots of land with planning

Two individual freehold plots of land with planning permission for a substantial and iconic house on each plot. House 1: Potential space approximate 659 sq m (7,093 sq ft), House 2: Potential space approximate 731 sq m (7,868 sq ft).

Freehold

Asking prices £2,750,000 and £3,250,000

KnightFrank.co.uk/Wandsworth
wandsworth@knightfrank.com
020 8682 7777

(WND090198)

Knight Frank

SOLD

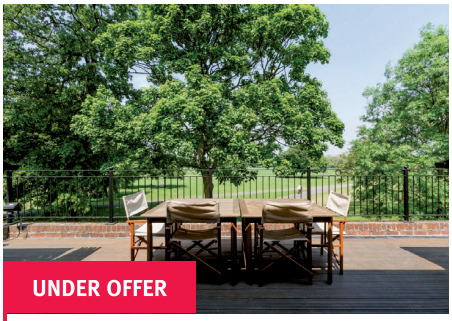
The Chase, SW4
6 bedroom townhouse £2,650,000

UNDER OFFER

Kyrle Road, SW11
5 bedroom townhouse *£1,250,000

UNDER OFFER

Sarsfeld Road, SW12
4/5 bedroom house *£975,000



UNDER OFFER

Windmill Drive, SW4
3 bedroom house with views £1,100,000

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* asking prices or above achieved

SOLD

Swanage Road, SW18
5 bedroom house £1,375,000

UNDER OFFER

Chetwode Road, SW17
4 bedroom designer house *£895,000

UNDER OFFER

Appledore Close, SW17
4 bedroom house *£850,000

SOLD

Streathbourne Road, SW17
6 bedroom house £1,800,000

SOLD

Frewin Road, SW18
5 bedroom family house *£1,725,000

SOLD

Thirlmere Road, SW17
5 bedroom townhouse £1,400,000

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SOLD

Clapham Common West Side, SW4
5 bedroom house with views *£1,750,000

SOLD

St James's Drive, SW17
2 bedroom flat *£470,000

SOLD

Nicosia Road, SW18
5 bedroom Toastrack house £2,999,000

SOLD

Ramsden Road, SW12
4 bedroom coach house *£1,650,000

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SOLD

Geraldine Road, SW18
5 bedroom townhouse £2,300,000

SOLD

Huron Road, SW17
6 bedroom house £1,450,000

SOLD

Thurleigh Road, SW12
5 bedroom end of terrace house *£1,475,000

SOLD

Fernlea Road, SW12
4 bedroom house *£850,000

SOLD

Althorp Road, SW17
5 bedroom Bellevue Village house £1,600,000

SOLD

Herondale Avenue, SW18
4 bedroom double fronted house £2,100,000

Knight Frank

Huron Road, Heaver Estate SW17

South facing garden

The house is arranged over three floors and offers well balanced family accommodation with generous living space. 6 bedrooms, 2 bathrooms, 2 reception rooms, kitchen/dining room, south facing garden. Approximately 249 sq m (2,680 sq ft)

Freehold

Asking price: £1,450,000

KnightFrank.co.uk/Wandsworth
wandsworth@knightfrank.com
020 8682 7777

(WND120162)

Vardens Road, Wandsworth SW11

Flexible space

This uber-cool house has been designed to provide a wonderful feeling of light, space and volume. 4 bedrooms, 2 bathrooms (1 en suite), large reception room, large kitchen/dining room, 2 downstairs cloakrooms, utility room, parking for two cars, south west facing garden. Approximately 202.5 sq m (2,180 sq ft)

Freehold

Asking price: £1,575,000

KnightFrank.co.uk/Wandsworth
wandsworth@knightfrank.com
020 8682 7777

(WND120212)

Knight Frank

Drakefield Road, Heaver Estate SW17

South facing garden

A beautifully presented, broad and very well proportioned family house in the much sought after Heaver Conservation Area. 5/6 bedrooms, 3 bathrooms (1 en suite), shower room, double reception room, large kitchen/dining room media room, downstairs cloakroom, study/bedroom 6, wine cellar, south facing garden Approximately 312 sq m (3,358 sq ft).

Freehold

Asking price: £1,790,000

KnightFrank.co.uk/Wandsworth
wandsworth@knightfrank.com
020 8682 7777

(WND120084)

Manville Road, Heaver Estate SW17

Double fronted house

An impressive and superbly presented double fronted period home with an above average sized garden. It offers well balanced family accommodation with generous living and entertaining space. 7 bedrooms, 2 bathrooms, 1 shower room, 2 reception rooms, kitchen/family room, cloakroom/utility room, media/playroom, wine store, garden, Approximately 391 sq m (4,209 sq ft)

Freehold

Asking price: £2,395,000

KnightFrank.co.uk/Wandsworth
wandsworth@knightfrank.com
020 8682 7777

(WND100070)

Knight Frank

Battersea Reach, Battersea SW18

Luxurious apartment

A fantastic three bedroom apartment within the prestigious Ascensis Tower, located on the Battersea Reach riverside development. Situated on the sixth floor with an easterly aspect, the reception room benefits from fantastic views. 3 bedrooms, 2 bathrooms, reception room with balcony, kitchen. Approximately 123 sq m (1,324 sq ft)

Leasehold

Guide price: £1,250,000

KnightFrank.co.uk/Riverside
riverside@knightfrank.com
020 3597 7670

(RVR120126)

Imperial Crescent, Fulham SW6

Spacious apartment

This delightful apartment is bright and spacious with views over gardens and fountain pond looking towards the River Thames. 2 bedrooms, 2 bathrooms, 2 reception rooms, kitchen, 2 balconies. Approximately 135 sq m (1,458 sq ft)

Leasehold

Guide price: £1,500,000

KnightFrank.co.uk/Riverside
riverside@knightfrank.com
020 3597 7670

(RVR100058)

Knight Frank

Bridge Lane, Battersea SW11

Superb townhouse

A well presented three bedroom Victorian townhouse. The property is situated on a popular road, close to Battersea Park, local pubs and restaurants as well as Bridge Lane Practice. 2 bedrooms, 2 bathrooms, reception room, kitchen, terrace. Approximately 120 sq m (1,292 sq ft)

Freehold

Guide price: £925,000

KnightFrank.co.uk/Battersea
battersea@knightfrank.com
020 3597 7670

(RVR120013)

Battersea High Street, Battersea SW11

Fabulous home

An architect designed contemporary four bedroom detached house. 4 bedrooms, 3 bathrooms, reception room, kitchen, balcony, roof terrace, garden, 2 garages. Approximately 186 sq m (2,002 sq ft)

Freehold

Guide price: £1,399,500

KnightFrank.co.uk/Battersea
battersea@knightfrank.com
020 3597 7670

(BAT120015)

Knight Frank

Somerset Road, Wimbledon SW19

Modern family home

An attractive and well-appointed detached residence prestigiously located directly overlooking the All England Lawn Tennis Club. Master bedroom suite with balcony, 4 further bedrooms (1 en suite), family bathroom, reception room, family room, kitchen/breakfast room, utility, cloakroom, garden. Approximately 215 sq m (2,318 sq ft)

Freehold

Guide price: £2,350,000

KnightFrank.co.uk/Wimbledon
wimbledon@knightfrank.com
020 8946 0026

(WMB120170)

Seymour Road, Wimbledon SW19

More than meets the eye

A substantial and beautifully presented detached family residence offering generous accommodation. 6 bedrooms (5 en suite), further shower room, drawing room, dining room, family room, study, kitchen/breakfast room, gallery room over drawing room, utility room, cloakroom, garden, garage, off-street parking. Approximately 518 sq m (5,580 sq ft)

Freehold

Guide price: £3,850,000

KnightFrank.co.uk/Wimbledon
wimbledon@knightfrank.com
020 8946 0026

(WMB120040)

Knight Frank

Queensmere Road, Wimbledon SW19

A superbly presented first floor apartment situated within this stylish development. 2 bedrooms, 2 bathrooms, reception room, open plan kitchen, communal gardens and allocated off-street parking.

Available furnished or unfurnished

Guide price: £1,700 pcm

Wimbledon Lettings
KnightFrank.co.uk/Lettings
020 8946 9811 wimbledonlettings@knightfrank.com

Cottenham Park Road, Wimbledon SW20

A lovely semi detatched two bedroom house within a short distance from Wimbledon Common. 2 bedrooms, bathroom, reception room with dining area, kitchen, cloakroom, terraced garden and off-street parking.

Available unfurnished

Guide price: £1,950 pcm

Wimbledon Lettings
KnightFrank.co.uk/Lettings
020 8946 9811 wimbledonlettings@knightfrank.com

Melrose Avenue, Wimbledon SW19

A conveniently located family house a short walk from Wimbledon Park tube station. 5 bedrooms, 2 bathrooms, shower room, double reception room, kitchen/breakfast room and a rear garden with paved area.

Available unfurnished

Guide price: £3,200 pcm

Wimbledon Lettings
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020 8946 9811 wimbledonlettings@knightfrank.com

Rostrevor Road, Wimbledon SW19

A fantastic family house in this pretty street in a great Wimbledon location. 4 bedrooms, 2 bathrooms, double reception room, brand new kitchen/breakfast room, utility room and rear garden.

Available unfurnished

Guide price: £3,500 pcm

Wimbledon Lettings
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ARLA

Knight Frank

Buer Road, Fulham SW6 £725,000

A superb split level flat. 2 bedrooms, en suite shower room, bathroom, reception room, galleried area, kitchen/breakfast room, sun room. Approximately 98.4 sq m (1,060 sq ft)

Leasehold

KnightFrank.co.uk/Fulham
020 7751 2400 fulham@knightfrank.com

Rosemont Road, Richmond TW10 £925,000

Superb cottage on Richmond Hill. 2 bedrooms, 2 bathrooms, reception room/bedroom 3, kitchen/dining room, family room, garden. Approximately 100.87 sq m (1,086 sq ft)

Freehold

KnightFrank.co.uk/Richmond
020 8939 2800 richmond@knightfrank.com

Rivermead Court, Fulham SW6 £1,350,000

Recently refurbished. 3 bedrooms, bathroom, shower room, reception, study area, kitchen, communal gardens, parking, 24 hour porterage. Approximately 136.2 sq m (1,466 sq ft)

Share of freehold

KnightFrank.co.uk/Fulham
020 7751 2400 fulham@knightfrank.com

North Court, Twickenham TW1 £1,050,000

Top floor apartment close to the River Thames. 4 bedrooms, 2 bathrooms, reception, entrance hall, kitchen/breakfast room, cloakroom. Approximately 158.15 sq m (1,702 sq ft)

Leasehold

KnightFrank.co.uk/Richmond
020 8939 2800 richmond@knightfrank.com

Tyrawley Road, Fulham SW6 £1,895,000

Master bedroom with en suite bathroom, 3 further bedrooms, bathroom, shower room, reception, study, kitchen, guest WC, garden. Approximately 198.2 sq m (2,133 sq ft)

Freehold

KnightFrank.co.uk/Fulham
020 7751 2400 fulham@knightfrank.com

Corsellis Square, Richmond Lock TW1 £1,800,000

Stylish family home in Richmond Lock development. 5 bedrooms, 4 bathrooms, reception, kitchen/dining room, garden, parking. Approximately 216 sq m (2,329 sq ft)

Freehold

KnightFrank.co.uk/Richmond
020 8939 2800 richmond@knightfrank.com

Knight Frank

Chapman Square, Wimbledon SW19 £475,000

Master bedroom with en suite, 2nd bedroom, family bathroom, reception/dining room, kitchen, balcony, underground parking. Approximately 74 sq m (800 sq ft)

Lease: approximately 110 years and 4 months

KnightFrank.co.uk/Wimbledon
020 8946 0026 wimbledon@knightfrank.com

Byrne Road, Balham SW12 £760,000

4 bedrooms, bathroom, 2 reception rooms, dining room, kitchen, shed, south facing garden. Approximately 154 sq m (1,658 sq ft)

Freehold

KnightFrank.co.uk/Wandsworth
020 8682 7777 wandsworth@knightfrank.com

Ethelbert Road, Wimbledon SW20 £650,000

4 bedrooms, 2 bathrooms, reception room, dining room, kitchen/breakfast room, conservatory, utility, cloakroom, garden. Approximately 150 sq m (1,622 sq ft)

Freehold

KnightFrank.co.uk/Wimbledon
020 8946 0026 wimbledon@knightfrank.com

Crieff Road, Wandsworth SW18 £1,399,000

5 bedrooms, 3 bathrooms (2 en suite) kitchen/dining room, reception room, family room. Approximately 218 sq m (2,822 sq ft)

Freehold

KnightFrank.co.uk/Wandsworth
020 8682 7777 wandsworth@knightfrank.com

Copse Hill, Wimbledon SW20 £695,000

3 bedrooms, family bathroom, attic room with en suite, double aspect reception room, kitchen/breakfast room, garden. Approximately 112 sq m (1,210 sq ft)

Freehold

KnightFrank.co.uk/Wimbledon
020 8946 0026 wimbledon@knightfrank.com

Hendham Road, Wandsworth SW17 £1,575,000

5 bedroom, 3 bathrooms (2 en suite), kitchen/breakfast room, dining/family room, double reception room, utility room/cloakroom. Approximately 235 sq m (2,525 sq ft)

Freehold

KnightFrank.co.uk/Wandsworth
020 8682 7777 wandsworth@knightfrank.com

promotional feature

Escape to the New Forest

Kevin Allen
Associate Director
John D Wood & Co., Lymington

Hampshire, Brockenhurst Guide price: 1,795,000

The New Forest, an 80 mile drive from Wandsworth in South West London, is a perfect place for a weekend home or a permanent base for those lucky enough to manage to work from home all, or part of the week. For those thinking of relocating or buying a second home, there really has never been a better time to consider the New Forest, the surrounding villages and Lymington, as prices are more reasonable than they have been for many years. There is a diverse range of properties currently available from chocolate box thatched cottages, grand Edwardian country houses, to secure 'lock-up and leave' newly built flats.

The historic woodland, now a National Park and an Area of Outstanding Natural Beauty, covers 219 square miles, much of which has remained untouched since the Norman Conquest. It is now looked after by the Forestry Commission and is covered with cycle paths, walking tracks and bridle paths and grazed by wild New Forest ponies, donkeys, herds of local cows, pigs and flocks of sheep. It remains without doubt one of the very few unspoilt areas within an easy 90 minute drive or train ride of London, offering a true sense of escapism.

Whilst the New Forest is central to the area, the coast and the sailing it also provides is a second big draw for people buying property here. Lymington, at the mouth of the Lymington River on the Solent, is known amongst the sailing community for having amongst the best facilities on the South Coast with two large marinas, chandleries, and moorings available. It is no surprise that local residents include several Olympic sailors and other champion yachtsmen and skippers. Aside from sailing, Lymington is a charming Georgian Market Town with plentiful boutiques and shops, restaurants, pubs, delis and a Charter Market on Saturday which runs the entire length of the High Street. Properties range from small Georgian townhouses with prices starting around £400,000, cottages with asking prices starting around £350,000 and modern newly-built apartments, many with water views which cost from £300,000. The town has a fantastic sense of community and active clubs and societies.

For those looking for a countryside location out on the open forest are the individual '3B' villages, namely Burley - steeped in history with a popular junior school and a 'testing' nine hole golf course, offering a true sense of community. To the immediate north of Lymington (and linked by a small branch rail line) is Brockenhurst, a thriving forest village with a fine tertiary college and a famed 18 hole golf course. The village has the additional benefit of a mainline rail connection (London Waterloo 90 minutes), that similarly stops with less frequency at neighbouring Sway. To the east, and straddling the picturesque river, is Beaulieu, the manorial seat of the Montagu family on whose estate the National Motor Musuem is located. Lyndhurst is home to the newly opened Lime Wood House Hotel, whose fine dining restaurant and spa is winning rave reviews.

So who lives here? Many locals have at one stage lived in London, some retaining a bolt hole there, though now opt to spend more time here. A number have shunned town life altogether preferring to bring the family up in a safe, secure environment.

To find out more about the area and properties John D Wood & Co. is currently selling in the New Forest, Lymington and the surrounding villages please contact us on 01590 677233.

JOHN D WOOD & CO.

www.johnwood.co.uk

Hampshire, Lymington,
Guide Price £1,000,000

SALES

Hampshire, Lymington
A classic Grade II Listed cottage of period origins with planning permission granted to provide a single storey extension.
2 bedrooms, bathroom, 2 reception rooms.
Guide Price £430,000
01590 677233
lymington@johndwood.co.uk

LETTINGS

Hampshire, Beaulieu
Approached via a long winding driveway, a charming cottage overlooking the open forest. Featuring an open fireplace in the reception and tennis court to the rear.
3 bedrooms, 2 bathrooms, reception room, garden.
Furnished/Unfurnished
£1,575 per month.
01590 677233
lymington@johndwood.co.uk

JOHN D WOOD & CO.

HAMPSHIRE, BEAULIEU

Set amidst a spectacular plantsman's garden, a charming family home of period origins, having been tastefully refurbished and enlarged, including a self-contained guest annexe, set in just under 1.5 acres. Approx. 3,028 sq ft.

4 bedrooms, 2 bathrooms, drawing room, dining room, kitchen/breakfast room, outbuildings/garaging, gardens, paddock.

Guide Price £975,000

HAMPSHIRE, LYMINGTON

A beautifully restored, enlarged period townhouse affording accommodation of a contemporary nature, within close proximity to the Lymington River and marinas. Approx 1,674 sq ft.

3 bedrooms, bathroom, shower room, reception room, kitchen/dining room, family room, garden, off-road parking.

Guide Price £645,000

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LYMINGTON 01590 677233 lymington@johndwood.co.uk

www.johndwood.co.uk

JOHN D WOOD & CO.

THE VILLAGE, SW11

A recently refurbished detached house with excellent entertaining space including a 30 ft. eat-in kitchen, two 1st floor reception rooms and a roof terrace. 4 bedrooms, 2 bathrooms, 3 reception rooms, 3 off-street parking spaces.

Unfurnished £1,350 per week

WARRINER GARDENS, SW11

A spectacular family house in a gated development close to Battersea Park with two reception rooms overlooking a sunken courtyard garden, a master suite with private roof terrace and off-street parking. 5 bedrooms, 3 bathrooms, 2 receptions.

Unfurnished £1,275 per week

OCTAVIA STREET, SW11

A well presented and spacious family house with a double reception room leading through to a conservatory and fully-fitted kitchen, both with doors to the west facing patio garden. 4 bedrooms, 3 bathrooms, 2 reception rooms.

Unfurnished £850 per week

BRIDGE LANE, SW11

A well presented family house close to Battersea Park, with wooden flooring in the double reception room leading through to an eat-in kitchen with French doors out onto a patio garden. 4 bedrooms, 2 bathrooms, reception room.

Unfurnished £800 per week

MONTEVETRO, SW11

Spectacular apartment on the ground floor of this impressive riverside building benefiting from a sizeable private patio, 24hr porterage, communal facilities and an underground parking space. 2 bedrooms, 2 bathrooms, reception room.

Furnished £650 per week

PRINCE OF WALES DRIVE, SW11

A recently refurbished 1st floor flat benefiting from a balcony overlooking Battersea Park, accessible from both the reception room and one of the bedrooms. 2 bedrooms, bathroom, reception room.

Unfurnished £475 per week

THE IDEAL LOCATION FOR RELAXED, MODERN CITY LIVING

FINAL RELEASE OF FOUR BEDROOM TOWNHOUSES FROM £1,500,000*

Approx 2,800 sq ft of living space offering outstanding value at £536 per sq ft.

- Easy walking distance to Denmark Hill and Peckham Rye railway stations with direct links to central London in just 12 minutes**
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- Enviable location: bars, restaurants cafés and high street stores within easy walking distance
- State of the art open plan kitchen and conservatory to selected plots
- Spectacular reception and family rooms on first floor
- Second floor devoted to a luxurious master suite
- 2 secure, gated underground parking spaces
- Excellent location for state & private schools, and close proximity to Dulwich college

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	2 mins	6 mins	7 mins	12 mins total duration

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Or email **camberwellgrovesales@stgeorgesl.com**
www.camberwell-grove.com

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Proud to be a member of the Berkeley Group of companies

*Price correct at time of going to press. **Times approximate only. See tfl.gov.uk. Exterior & interior photography of Camberwell Grove is indicative only.

London | Country | International

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Winkworth

Eversleigh Road, SW11

£595,000 freehold

A beautifully presented two double bedroom cottage in the highly desirable 'Shaftesbury Estate'. The property has been lovingly restored by the current vendors and has benefitted from refurbishment throughout. It is offered for sale with no onward chain. Ideally located moments away from the amenities of Lavender Hill, Battersea Rise and Clapham Junction. The delightful green open spaces of Clapham Common are within walking distance.

Stunning Shaftesbury cottage | beautifully presented throughout | side return extension | good sized rear garden | no onward chain

Battersea office | 020 7228 9265 | battersea@winkworth.co.uk

207 - 217 Lavender Hill, Battersea, SW11 5SD

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Winkworth

Netherford Road, SW4

£835,000 freehold

A charming three storey, four bedroom, two bathroom Victorian Terrace house in this much sought after location in Clapham Old Town. The property has an array of period features including fire places and cornicing, there are two reception rooms, the kitchen is eat-in with the opportunity of a side return (with planning consents) and there is also a very pleasant rear lawned garden. Netherford Road is a pleasant residential road near to the selection of restaurants and amenities Clapham Old Town offers. You are also well placed for Clapham High Street and the open spaces of Clapham Common.

Four bedroom Victorian house | two bathrooms | two reception rooms | eat-in kitchen | lawned rear garden | no onward chain

Clapham office | 020 7498 8600 | clapham@winkworth.co.uk

16 The Polygon, Clapham, SW4 0JG

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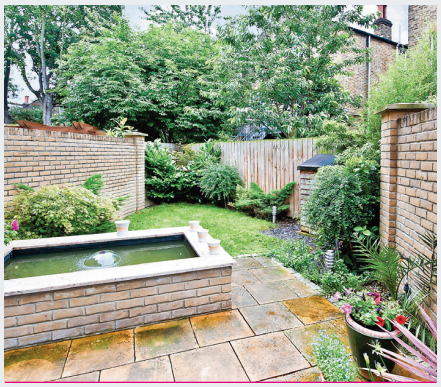

Hazelwood Mews, SW9

£699,950 freehold

A very well presented three bedroom end of terrace house providing a unique blend of modern Victorian architecture and a contemporary interior. Featuring high ceilings and an abundance of natural light, the property is set back from the road within the Clapham Road Conservation area. Hazlewood Mews is a tranquil, securely gated community behind Grade II listed buildings on Clapham Road and close to local amenities and public transport.

Modern gated mews house | three double bedrooms | high specification | landscaped garden | excellent transport links

Clapham office | 020 7498 8600 | clapham@winkworth.co.uk

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Winkworth

Silverthorne Road, SW8

£575 pw

A superbly presented and spacious three double bedroom period maisonette. The property has been finished to a very high standard and of particular note is the large modern kitchen / dining room and south facing terrace. The property is situated just off the Queenstown Road near to Battersea Park and within very easy reach of Chelsea. You are also well placed for Clapham Common and Old Town as well as Clapham Junction.

Three double bedrooms | superbly presented | south facing terrace | two bathroom | large kitchen / dining room | well located

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Winkworth

Oyster Wharf, SW11

£695 pw

A stunning three double bedroom apartment set in this popular residential riverside development. The property is spacious throughout and boasts a wonderful open plan reception room that is both light and airy and perfect for entertaining. Complementing this impressive property is a large wrap around balcony that offer fabulous views over the River. Ideally located in this popular riverside location moments away from the bars, cafes and restaurants of Battersea Square and Clapham Junction. The property is only a short distance across the River to Chelsea and the Kings Road and within walking distance of Battersea Park.

Stunning riverside apartment | fantastic open plan reception | three double bedrooms | two bathrooms | wonderful river views | large wrap around balcony

Battersea office | 020 7228 9265 | battersea@winkworth.co.uk

207 - 217 Lavender Hill, Battersea, SW11 5SD

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Heaver Road, SW11

£645,000 freehold

A stunning four double bedroom Victorian property located in a quiet cul de sac moments away from Clapham Junction. This wonderful family home has been refurbished to the highest of standards by the current owner and offers spacious and flexible accommodation throughout. Complementing this impressive property is a large private roof terrace which is rare for the area. Situated in a quiet cul de sac location moments away from the amenities of Falcon Road, Clapham Junction, Lavender Hill, The Northcote Road and Battersea Rise. The green open spaces of Clapham Common and Wandsworth Common are only a short distance away.

Stunning Victorian house | four double bedrooms | two bathrooms | rear garden plus roof terrace | spacious double reception room | no onward chain

Battersea office | 020 7228 9265 | battersea@winkworth.co.uk

207 - 217 Lavender Hill, Battersea, SW11 5SD

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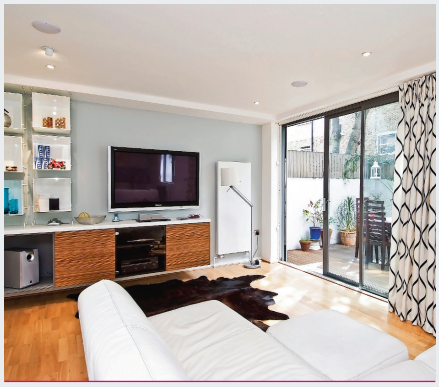

Bethwin Road, SE5

£590 per week

Winkworth are delighted to offer this unique privately built contemporary detached property in Kennington within a short distance to major transport links. The property comprises of entrance hall with video entry, modern fully fitted breakfast kitchen open plan to reception providing access to a decked garden. Separate w.c and utility room. Three double bedrooms with master bedroom consisting of balcony, en suite and walk in wardrobe. The second bedroom also benefits from a balcony and family bathroom with shower over bath. The property is situated over three floors and really gives the wow contemporary factor with wide screen flat TV, cinema entertainment centre in the reception and quality furnishings throughout.

Available 18/09/2012 - Part Furnished

Kennington office | 020 7587 0600 | kennington@winkworth.co.uk

299 Kennington Road, Kennington, SE11 4QE

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Hebdon Road, Tooting SW17

£600,000 freehold

A substantial four bedroom house arranged over three levels with a fantastic landscaped garden. Further comprising double reception, kitchen breakfast room and downstairs WC, upstairs family bathroom and an en-suite wet room. Located on the quieter end of this residential road equidistance to both Tooting Bec and Tooting Broadway Tube Station with all the high street amenities.

Tooting office | 020 8767 5221 | tooting@winkworth.co.uk
17 Upper Tooting Road, Tooting, SW17 7TS

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Winkworth

Copley Park, SW16

Lets £2,975 - *Unfurnished*

A stunning and very spacious semi-detached house with two garages. The property has recently been refurbished to a high standard and extended to provide luxury accommodation throughout. There is a landscaped garden, large modern open plan kitchen/dining area with bi-folding doors to the rear terrace. Full of period features and well-proportioned rooms. The property is located in a quiet conservation area close to Streatham Common.

Luxurious semi-detached house | four / five bedrooms | master suite & two further bathrooms | two large reception rooms | luxury modern kitchen / diner | garden & two garages | available now

Streatham office | 020 8769 6699 | streatham@winkworth.co.uk

22 Streatham High Road, Streatham, SW16 1DB

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Winkworth

Effra Road, London SW2

£1,300,000 freehold

A large five double bedroom Georgian Terraced Grade II listed house (2914 sq. feet) in excellent decorative order with a self contained one double bedroom flat and a large family garden. Ideally located in the centre of Brixton close to its amenities, Brixton Tube and primary schools.

Herne Hill office | 020 7501 8950 | hernehill@winkworth.co.uk

236 Railton Road, Herne Hill, SE24 0JT

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Fieldhouse Road SW12

£790,000 Freehold

This charming example of a Victorian Hydefarm house is presented to the market in good condition throughout and has been maintained to a high standard.

- Victorian House
- Double Reception Room
- Kitchen/Diner
- Three Double Bedrooms
- Large Loft Space
- Popular Residential Location

To arrange a convenient time to view this property, call me direct on[Lineage]return **020 8675 6565** or email me on **chris.cady@jacksonsestateagents.com**

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Magdalen Estate SW18

£1,550,000

Freehold

A substantial 1930's house, circa 3,000 Sq. Ft. comprising full basement, with bedroom suite, family room/media room and W/C, whilst over the ground, first and second floors are a 42' reception plus openplan kitchen, four further bedrooms and two bathrooms. To the rear is a wide south facing 70' garden.

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PREMIER PROPERTIES

Tunley Road SW17

£1,125,000

Freehold

A six bedroom family house, 2,172 Sq. Ft., which has been fully renovated and extended. Positioned in a quiet road south of Wandsworth Common it also benefits from two bathrooms/shower rooms and cloakroom plus large basement utility room. To the rear is a good size secluded garden.

WANDSWORTH COMMON:
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Becmead Avenue SW16

£875,000

Freehold

A handsome Edwardian house in a prime position boasting over 2880 Sq Ft of accommodation. This wonderful house offers six bedrooms, two bathrooms and south facing garden.

STREATHAM: 020 8677 9900

Jacksons PREMIER PROPERTIES

The Spinney SW16

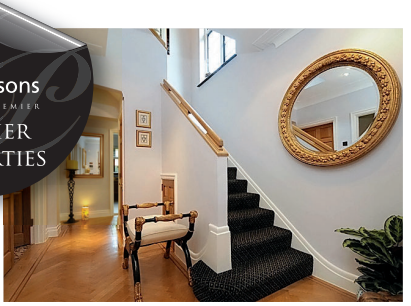
£859,950

Freehold

Located opposite Tooting Common this outstanding three bedroom house has been refurbished to an exemplary standard and offers 78ft garden and detached garage to the rear.

STREATHAM: 020 8677 9900

Jacksons PREMIER PROPERTIES



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THE PROPERTY AGENTS

Ingelow Road SW8

£710,000

Freehold

Boasting three double bedrooms and set over three floors, this is fantastic opportunity to own a Victorian family home with a host of period features.

BATTERSEA: 020 7924 2255

Earlsfield Road SW18

£649,950

Freehold

A delightful three double bedroom mid terrace Victorian family home offering tremendous extension potential (STPP) situated in one of Earlsfields most desirable residential streets.

EARLSFIELD: 020 8971 7070

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Eversleigh Road SW11

£640,000

Freehold

This four double bedroom Victorian house is located in the hugely popular Shaftesbury Estate. Benefits include a large eat-in kitchen which leads to the private rear Garden.

BATTERSEA: 020 7924 2255

Bedford Hill SW12

£499,950

Share of Freehold

We are delighted to offer to the market this extremely well presented larger than average maisonette, accommodation comprises circa 1200 sq ft and includes a good sized reception room.

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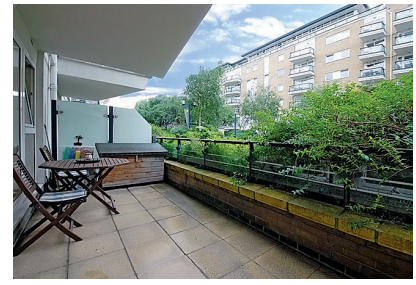
Smugglers Way SW18

£449,950

O. I. E. O.

A stylish and contemporary, modern apartment situated within a prestigious Riverside Development in Wandsworth, offering two bedroom's, two bathroom's and a sizable private terrace.

WANDSWORTH: 020 8875 8899



Hosack Road SW17

£390,000

Leasehold

This delightful one bedroom period garden flat is immaculately presented throughout and is situated on the entire ground floor of this charming period building.

BALHAM: 020 8675 6565

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Pentney Road SW12

£800

per week

This fantastic five bedroom house situated in the highly sought after area of Balham known as the Hyde Farm Estate.

BALHAM: 020 8675 6565

Routh Road SW18

£650

per week

A stunning two bedroom detached house, set in a fantastic location near the Toast Rack. The property benefits from a spacious lounge with high ceilings.

WANDSWORTH COMMON: 020 8672 9077

Madeira Road SW16

£650

per week

This stunning house comprises of two reception rooms, kitchen/ breakfast room, downstairs wc, cellar, five double bedrooms, three shower rooms (two en-suite), family bathroom and garden.

STREATHAM: 020 8677 9900

Hillbrook Road SW17

£600

per week

A stunning Edwardian house comprising of large open plan reception/kitchen breakfast room, four double bedrooms, luxury bathroom suite, study and beautiful landscaped garden.

TOOTING: 020 8767 0522

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THE PROPERTY AGENTS

Oakmead Road SW12

£565

per week

This first floor three bedroom maisonette situated in the heart of Balham within a short walk of Balham Tube and Mainline Stations.

BALHAM: 020 8675 6565

Salisbury Road SW19

£554

per week

Immaculate three double bedroom apartment offering spacious accommodation with a private roof terrace. In addition a modern kitchen and bathroom and generous reception room.

WIMBLEDON: 020 3195 9111

Eversleigh Road SW11

£450

per week

A much sought after two double bedroom Shaftesbury Cottage presented in good condition through out. Excellently located in the ever popular Shaftesbury Estate.

BATTERSEA: 020 7924 2255

Waldron Road SW18

£400

per week

A first floor flat on the ever popular Waldron Road, presented in immaculate condition offering two double bedrooms a further single, reception room, modern bathroom and beautiful kitchen.

EARLSFIELD: 020 8971 7070

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Wontner Road SW17

£1,100 per week

A spacious and bright five bedroom family home located close to both Balham and Wandsworth common and the shops, restaurants and transport links they have to offer.

- Five Double Bedrooms
- Reception Room
- Modern Fitted Kitchen
- Utility Room
- Downstairs Cloakroom
- Close to Balham Tube and BR

To arrange a convenient time to view this property, call me direct on[Lineage]return **020 8672 9077** or email me on **hannah.white@jacksonsestateagents.com**

Our mission is to sell and let homes fast and without fuss. To apply our field skills and training so we don't overvalue property. To be polite and courteous. Punctual and knowledgeable. To relentlessly perform at our very best. Contact your local Jacksons agent and set us a mission of your own.

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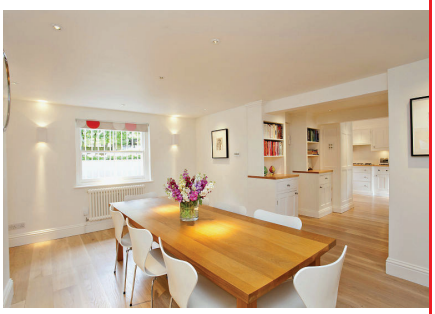

Park House SW4

This lovingly restored double fronted Georgian home offers exceptional living space over four floors and stunning landscaped gardens. Park House is ideally situated for Abbeville Village and Clapham Old Town

drawing room | dining room | cinema room | 5 bedrooms (1 en suite) | 1 further bathroom | kitchen/breakfast room | pantry | utility room | double garage | workshop | off-street parking | double greenhouse | landscaped gardens

Offers in excess of £3,500,000 freehold

cluttons.com/london

020 7223 7574
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CLAPHAM CLUTTONS

The Library Building SW4

A selection of luxurious, brand new two and three bedroom penthouse apartments in this award winning architecturally designed building, located on Clapham High Street. All of the penthouses have very large terraces which enjoy stunning views from the City to Wembley

reception room | 2 or 3 bedrooms | 2 bathrooms | kitchen | balcony | communal gardens

Guide prices from £825,000 leasehold

Windsor Court SW11

This duplex apartment offers contemporary open-plan living and is entered via its own front door. The property further benefits from gated access with a video entry system, a south-facing patio garden and a pretty outlook over the communal gardens

reception room with open-plan kitchen | 2 bedrooms (en suite) | guest cloakroom | private parking | patio garden

Guide price £635,000 share of freehold

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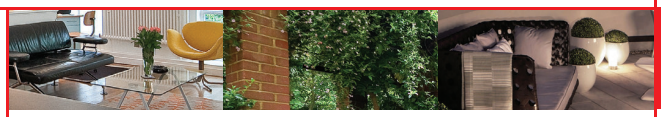


CLAPHAM CLUTTONS

Keildon Road SW11

This exquisite family home has benefitted from extensive refurbishment throughout and is presented in immaculate condition. Keildon Road is situated between Wandsworth Common and Clapham Common and located moments from the bars and restaurants of Northcote Road

reception room | 5 double bedrooms | 2 bathrooms | kitchen/breakfast room | cellar | private patio garden

£1,050 per week unfurnished

Leathwaite Road SW11

A stunning family home which has been in the family since 1885, and has been beautifully restored with all original features retained throughout. Situated between Wandsworth Common and Clapham Common, only moments away from Northcote Road and Clapham Junction

reception room | dining room | 4 double bedrooms | 2 bathrooms | kitchen | cloakroom | cellar | private patio garden

£750 per week unfurnished

cluttons.com/london

020 7223 7574
clapham@cluttons.com

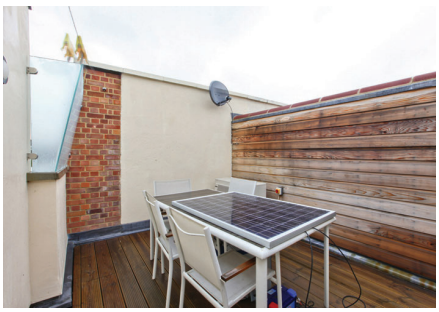
CLAPHAM CLUTTONS

Webbs Road SW11

This spacious split-level conversion flat has a contemporary mezzanine eat-in kitchen and has an open feel throughout. Webbs Road is situated between Clapham Common and Wandsworth Common and is only a short distance from the many bars and restaurants along Northcote Road

reception room | 2 double bedrooms | bathroom | kitchen/breakfast room | private patio garden

£435 per week furnished



Webbs Road SW11

This recently built house has a modern, contemporary feel and benefits from excellent storage space. Webbs Road is situated between Clapham Common and Wandsworth Common and is only a short distance from the many bars and restaurants along Northcote Road

reception room with open-plan kitchen | double bedroom | bathroom | private decked roof terrace

£450 per week part furnished

cluttons.com/london

020 7223 7574
clapham@cluttons.com

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SILVER MARKETING ESTATE AGENCY of the YEAR 2011 THE SUNDAY TIMES THE TIMES

Crescent Grove, SW4

£3,500,000 Freehold

A wonderful family house incorporating the coach house on this most sought after road off Clapham Common. This hidden private road has a central garden and one entrance only making it especially quiet and ideal for families. To the rear is a lovely wide garden and a conservatory and the coach house has direct internal access from the main entrance hall.

House: 4 Bedrooms, Double Reception Room, Kitchen/Breakfast Room, 3 Bathrooms, Dining Room, Study, Conservatory, Utility Room.
Coachhouse: Double Reception Room, 2 Bedrooms, 1 Bathroom.
Offstreet Parking, Garden

Available on the App Store

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Northbourne Road, SW4

£2,550,000 Freehold

A wonderful six bedroom semi detached family home. This house has been extended and refurbished to an exceptional standard creating a stylish home with a wealth of original features. An internal viewing of this property is highly recommended.

6 Bedrooms, Reception Room, Kitchen, Breakfast Room, Dining Room, 2 Dressing Rooms, Study, Play Room, Utility Room, 4 Bathrooms, Cloakroom, Roof Terrace, Driveway, Garden

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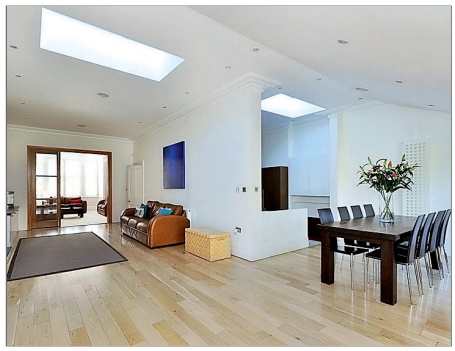

The Chase, SW4 **£2,750,000 Freehold**

A superb five bedroom family home which has been extended and refurbished to an extremely high standard. With the benefit of off street parking for two cars and a 71ft South-West facing garden this makes for an ideal family home.

Northbourne Road, SW4 **£2,650,000 Freehold**

A truly outstanding early Victorian family home that has been fully refurbished to the highest standard. Not only does it have off street parking for two cars but there is also a fully insulated garage. The garden faces west and is very private, with the added bonus of an outside kitchen facility, ideal for long summer nights. An internal viewing of this property is highly recommended to fully appreciate the wealth of living and entertaining space that the house offers.

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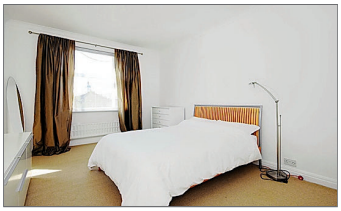
Englewood Road, SW12 £900 per week

This beautifully refurbished five bedroom family house is situated on a quiet road close to the Common.

The Chase, SW4 £1950 per week

Located in the heart of the Old Town, this immaculate six bedroom house is spacious and stylishly presented throughout.



Northbourne Road, SW4 £575 per week

This fantastic penthouse duplex apartment offers space, light, a large balcony and amazing views.

Trinity Close, SW4 £385 per week

A stunning one bedroom flat on the third floor of this popular block with views overlooking the Common.

Available on the App Store

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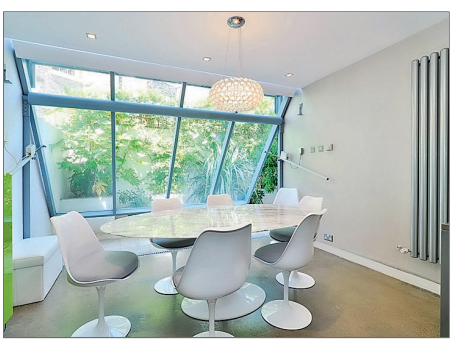

Kersley Street, SW11

£1,800,000 Freehold

A beautifully presented four bedroom house, recently refurbished to an exacting standard and with the benefit of a stunning roof terrace and courtyard garden.

4 Bed
1 Reception
2 Bathroom
Garden
Roof terrace

Available on the App Store

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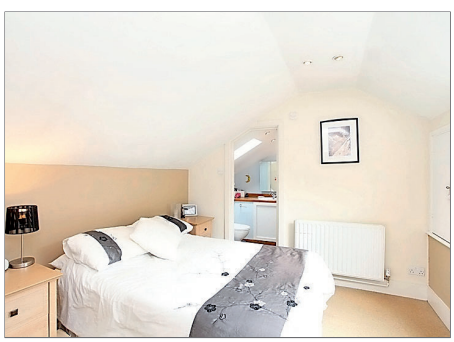

Fig Tree House, SW11

£750 per week Part Furnished

A unique and secluded three bedroom house enclosed within a mews featuring two bathrooms, eat in kitchen, spacious reception and off street parking close to Clapham Junction.

3 Bedroom house
Semi detached

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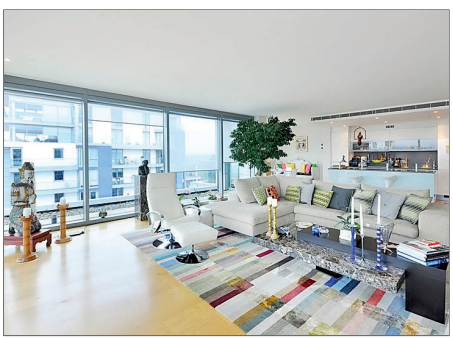

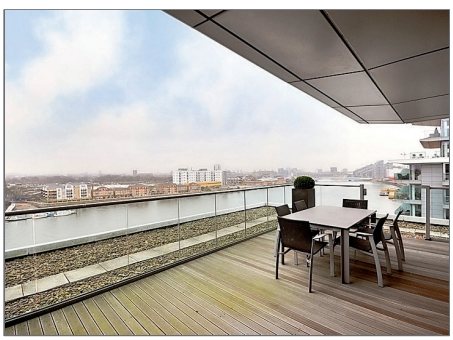

Coptain House, SW18

A stunning seventh floor, three bedroom riverside apartment. The property has stunning panoramic views spread over two balconies and a roof terrace and underground parking.

£1,995,000 Leasehold

3 bedrooms
3 bathrooms
1 reception room
2 balconies and a roof terrace
private parking
swimming pool

Available on the App Store

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Sudlow Road, SW18 **£3,000 per month Furnished**
A four bed house located close to the river in Wandsworth, a short walk from the green spaces of Wandsworth Park and Wandsworth Town over ground station.

Erpingham Road, SW15 **£7,500 per month Unfurnished**
Stunning six bedroom family home refurbished to an exceptionally high standard, located on a much sought-after road in the heart of West Putney.

Girdwood Road, SW18 **£3,950 per month Furn/Unfurn/Part**
A well-presented four/five bedroom family home in one of Southfield's most popular roads, a short walk to the district line station as well as all the local amenities and schools in the area. It also provides easy access for the A3.

Luttrell Avenue, SW15 **£4,000 per month Furn/Unfurn/Part**
A fabulous five bedroom house offering spacious accommodation throughout. The property benefits from a 75' garden and off street parking for two cars.

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Kingston Hill, KT2 **£2,500,000 Freehold**
An elegant detached family home, set back on Kingston Hill, with five bedrooms, excellent reception/entertaining space, 100 ft. garden and garage.

Wimbledon Village, SW19 **£2,650,000 Freehold**
A modern and beautifully presented four bedroom house with well-proportioned accommodation, off-street parking and a rear garden.

Coombe, KT2 **£2,950,000 Freehold**
A stunning detached house that has been extended by the current owner to create a very impressive family home with substantial accommodation.

Wimbledon, SW20 **£950,000 Freehold**
A generous detached family home, set over three floors, with five bedrooms, excellent family/reception space, secure off-street parking and garden.

Wimbledon, SW19 **£625,000 Share of Freehold**
A spacious two bedroom apartment, on the 1st floor of a highly regarded development, with secure parking and views over the All England Club.

Wimbledon Common, SW19 **£450,000 Share of Freehold**
Situated in a period property overlooking Wimbledon Common, a stunning one bedroom apartment with parking and access to a lovely communal garden.

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wimbledonlettings@hamptons-int.com

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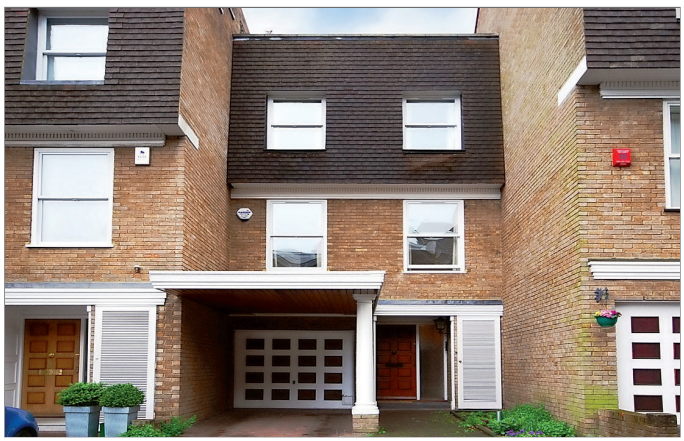
Wimbledon Village, SW19 **£15,000 pcm**
Superb contemporary six bedroom detached house in the heart of Wimbledon Village, offering excellent entertaining space and gated off street parking.

Merton Park, SW19 **£4,800 pcm**
Period five bedroom family home in conservation area offering spacious contemporary living with garage, off street parking and south facing garden.

Coombe, KT2 **£4,700 pcm**
Newly refurbished, four bedroom family house in popular Coombe location, set back from the road with good size garden, garage and off street parking.



Wimbledon Village, SW19 **£3,500 pcm**
Well proportioned five bedroom town house in quiet cul-de-sac, with garden, roof terrace, garage, off street parking plus communal pool and gym.

Wimbledon Park, SW19 **£2,750 pcm**
Delightful three/four bedroom unfurnished period house conveniently situated for easy access to local schools, Wimbledon town centre and Waitrose.

Wimbledon Village, SW19 **£2,100 pcm**
Beautifully refurbished two bedroom period cottage with pretty garden, in a charming street in the Village, and giving easy access to the town and station.

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Our new home sweet home.

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Opens September 2012.

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NORWOOD NEW TOWN
TULSE HILL
WEST DULWICH
UPPER SYDENHAM
SYDENHAM
FOREST HILL
HONOR OAK
NUNHEAD
NUNHEAD CEMETERY
Brixton
Herne Hill
East Dulwich
North Dulwich
West Dulwich
Sydenham Hill
Gipsy Hill
West Norwood
Forest Hill
Sydenham
Penge East
Newlands
Honor Oak Park
Loughborough Junc
Brockwell Park Lido
Horse Hill Stadium
Dulwich Hamlet FC (Champion Hill Stadium)
Dulwich College
Horniman Museum
Camberwell Old Cemetery
Crystal Palace Museum
Crystal Palace National Sports Centre
Crystal Palace Athletics Stadium
Dulwich Wood
Sydenham Hill Wood
Norwood Park
Aquarius Golf Course
Dulwich Community Hospital
Kings College Hospital
Sydenham Hill Sch
Dulwich Coll Pt Cen
Dulwich Coll Pre Cen
Sydenham Sch
Dulwich Wood Sch
Sydenham Hill Sch
Christopher's Hospice
Alexandra Rec Grd
Sydenham Entrance
Crystal Palace Entrance
Penge Entrance
Crystal Palace
Rockhills Entrance Camping Site
Site of Crystal Palace
Fisherman's Gate
Intermediate Lake
The Maze
Sydenham Entrance
Play Fld
Rec Grd
Playing Fields
Playing Field
Sports Ground
Tennis Courts
Bowling Green
Boating Lake
Boating Lake
Bell House
Queen Mary's Gate
Toll Gate
Grove House
Knight's Hill
Tulse Hill
Hitherfield Prim Sch
Kingsmead Sch
Secondary Sch
Cemetery
Crematorium
Rec Grd
Sports Pitch
Cemetery
Rockmount Prim Sch
Rookery
Tennis Courts
Bowling Grn
Sports Ground
Playground
Pavilion
Aviary
Picturem
Graveyard
Playing Fields
Tennis Courts
Sports Ground
Sports Ground
Tennis Courts
Playing Fields
Playing Field
Sports Ground
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Sports Ground
Tennis Courts
Sports Ground
Tennis Courts

Top sales tips

Local agents reveal tricks of the trade and highlight two homes on the market to buy

On the market

Beechcroft Road, SW17 - £725,000 Freehold

This house has been fully renovated and extended by its current owners who have ensured that it looked at its very best before marketing the house with Trindle Rymer Irens.

In order to make the house stand out, the owners have thought about everything in order to make it look stunning. So, like these clients have done and to attract the most interest, here are some tips worth considering, before selling your home:

First impressions – make sure the front garden is tidy and neat, with healthy plants and fresh, clean paintwork (and clean windows!)

The ground floor of a house is where buyers spend the most time looking – plumped up sofas, fresh flowers, clean and tidy kitchens all create the best impression.

Furnish all the rooms fully – don't be scared to hang pictures, they often add necessary colour & funky light fittings create style.

All bedrooms, whether used or not, should have beds in them and individually decorated rooms often make them more memorable.

Gardens – remember this is another 'room' when the weather is good so spend time making them look inviting.

Trindle Rymer Irens, 34 Bellevue Road
Wandsworth Common
SW17 7EF
020 8767 2222
trindle-rymer-irens.com

Tips for buyers

Luke Pender-Cudlip
Partner & Office Head
Wandsworth and Clapham
Knight Frank LLP

What can you do to make yourself a "Blue Chip Buyer"?

Agents qualify their buyers in the following order of preference.

1. Cash buyer (i.e. nothing to sell and no mortgage)
2. Unencumbered buyer (nothing to sell or already exchanged and mortgage arranged)
3. Chain buyer – under offer & mortgage arranged.
4. On the market but no offers
5. Not on the market
6. Just want to get an idea….

Obviously the nearer you can get yourself to "1" the better. Getting your mortgage finance is paramount whatever stage you are at.

Knight Frank Finance are a specialist whole of market mortgage arranger, who can offer advice at any level. *26 Bellevue Road, SW17 7EB, 020 8682 7777*

Tips for sellers

Morgan Slessor Valuer
Winkworth Tooting

When thinking of putting your property on the market, it makes sense to ask for a number of opinions. Whilst the fee quoted is important to you it should not necessarily be the prime reason for going with a particular agent. Nor should the valuation they give. Ask them how they have come to their valuation. Ask what you will get for your money. I would suggest asking three local agents in to value and make your decision based on who you actually believe can do the best job.

Clean and tidy

Do make sure that your property is clutter-free and clean. First impressions do count and can often make the difference between whether or not a buyer will come back for a second viewing or make an offer. No need to go to extremes and make it too clinical, after all the buyer is looking for a home so wants to see that your property can be one!

Go out!

It is usually best to let the agent show the buyers around and they will feel more comfortable if the owners are not there. This means they can have an open discussion without fear of causing offence.

If you are there for a viewing

Let the agent do the talking. You may be itching to tell the buyers about features that you love about your property but in many cases this can be distracting for the buyers. The agent should have qualified the buyers and know what is attractive to them.

Is the buyer for real?

Find out what steps the agent will take to qualify your buyer. Ultimately anyone can make an offer on a property but are they able to proceed? The agent should have connections with a broker who will check the buyer's financial position to find out whether they have cash, need a mortgage and if so, how much of a deposit there is. Importantly, do they need sell to be able to buy? If they do, you will be in a chain and therefore the process may take longer than you expect.

John Keeble
Associate Director
Hamptons International

Probably the most important tip I can give to vendors is only agree a sale to a buyer who has the ability, and funds, to purchase the property. This would seem quite obvious, but unfortunately there are many Estate Agents who negotiate a sale without ascertaining that the buyer has sufficient funds with which to proceed. At Hamptons we require proof of funds from all our purchasers; sometimes this is a bank statement and sometimes a letter from a lender offering a 'mortgage in principle'.
A proportion of agreed sales will fail to proceed to an exchange through events beyond agents' control but these can be minimised by the agent doing thorough due diligence, when negotiating the sale, by asking the right questions.
Estate agents are paid to act for the vendor; we are not brokers and part of that work is to ask the purchaser questions that the vendor would find it difficult to ask themselves. I recall once being told by a purchaser that they were a 'cash buyer'. When I challenged them further I was told 'yes, I am a cash buyer once I have sold my own property'.
So my tip is – request proof of funds!
Hamptons, 020 8454 7249

On the market

ROSENEATH ROAD, SW11
£1,495,000 FREEHOLD

A beautifully designed and extended five-bedroom house with an unusually wide "footprint" and a wonderfully secluded 48' x 22' south-facing garden. Situated "Between the Commons", very close to exclusive Clapham Common West Side and the Northern Line tube at Clapham South. This outstanding architect-designed home has been totally re-invented with considerable imagination and flair, and has been finished to exacting standards. Built c. 1913, these few extra-wide houses offer very generous proportions with wide hallways and long gardens. This one has been extended out into the garden with a superb glass kitchen extension which links cleverly to two open-plan reception rooms. The overall result is a very spacious area ideal for dining, cooking and family living/entertaining.

John Thorogood 140 Northcote Road, SW11 6QZ
020 7228 7474

CHATHAM ROAD, SW11
£1,050 per week
One of a pair of substantial contemporary semi-detached houses set back from the road behind a private drive, very close to sought-after Honeywell School and fashionable Northcote Road, with two off-street parking spaces, wonderful open-plan living space and a beautifully secluded south-facing garden.
John Thorogood, 020 7228 7474, www.john-thorogood.co.uk

Lettings tips & properties

Expert advice for tenants and landlords

Top tips for landlords
Chris Coombes, Lettings Manager at Marsh & Parsons Pimlico reveals his top tips for letting out your property

1. Presentation of the property is important. Make sure it is clean and the beds are made – fresh flowers on the table are a nice touch.
2. Quality attracts quality – if you want a quality tenant, offer them a quality property!
3. Keys: make it as easy as possible for your agents to view your property – there is currently more stock available than ever.
4. Maintenance: employ a handyman to fix all those niggling problems – a little goes a long way and you want a perspective tenant to feel that you care about the property!
5. Try to be flexible and offer both furnished or unfurnished options.
6. Be realistic and take on board advice from your agent.

NIGHTINGALE LANE, SW12
A spacious and well presented five-bedroom family house comprising a double reception room, modern kitchen with adjoining breakfast room/ play room, lovely garden with patio and lawn, three good sized double bedrooms, two smaller double bedrooms and family bathroom with shower. The property also benefits from a separate WC, garage and off-street parking. This property is available for £825 per week unfurnished through the Battersea Office Palace
Gate Lettings on 020 7978 4404

Matthew Payne, Lettings Director at Lauristons shares his expert advice for novice landlords.

When letting your property for the first time it is essential that you are thoroughly prepared and have considered all of the requirements and your obligations, some of which are statutory. Letting a property can be a time consuming and complicated process if you are not completely familiar and well versed in what needs to be done and how. Marketing and finding a tenant aside, things to consider include independent referencing, creating and binding tenancy agreements, consents that need to be sought, statutory obligations regarding gas, electrics and furniture, tax implications, cleaning and inventory, insurances, deposit registration and maintenance.

While it can be quite rewarding when you get it right, particularly when there are no agents' fees involved, there is always an element of risk in embarking on letting and managing a property privately.

If you do choose to play it safe and use an agent, make sure, however, that you do so with care, as standards vary significantly in the industry. In an unregulated industry, it is essential that you have the confidence that you are being advised by a professionally accredited lettings agent. Make sure you choose an agent that is a member of a nationally recognised regulatory body like ARLA, of which Lauristons are a member, where constant focus is placed on member agents to maintain the highest standards of ethics and practice.

THE PRICE IS RIGHT

Louise Shaw-Brown, Lettings Manager of John D Wood & Co. in Battersea comments:
To maximise rental potential in the current market, I would advise landlords to price their properties competitively, particularly if they have been on the market for a month or more to make them as attractive as possible.

Properties should maximise space and light, and be clean, free from clutter and well maintained. A good first impression can make all the difference in the world, so if the front of the property looks attractive you are half-way there.

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020 7720 5588

Earlsfield:
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www.PalaceGateLettings.com

ARLA

By the water's edge

As Knight Frank opens a new office on the riverside in Battersea, Sarah Peck reveals why she's thrilled to be a part of the SW11 team

When I was offered the position by Matthew and Mark to be part of our Battersea department I was thrilled. I was so excited not only to join such a successful company, the one I have always wanted to join since starting my career in property 13 years ago, but also to be in one of my favourite places in London and knowing it so well from living in Battersea.

We are extremely fortunate with our office being located in such a fabulous area, being so close to Battersea Park, Battersea Square and the river, as well as some great restaurants and pubs such as The Prince Albert, Bunga Bunga and The Butcher & Grill, which is visited regularly by everyone in the team!

We have had great response from all the local residents with our presence and many wondering why we haven't opened sooner.

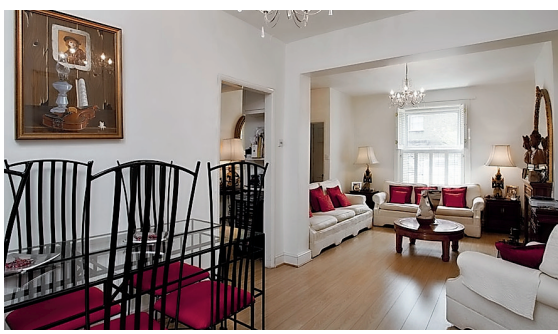
Having worked in central London before, I really enjoy the 'village' community atmosphere Battersea offers, as well as the variation of areas and properties. I visit so many different styles of properties in all price ranges, from studios to large detached houses. I also meet such a variety of people, all with different requirements and needs which we can help with.

We work closely with our surrounding offices, Wandsworth, Fulham and Chelsea, with many Fulham and Chelsea buyers now looking to buy in Battersea. Also, being a global company and providing a website, which can be read in seven different languages, we have strong interest from many international buyers, especially French buyers with L'Ecole de Battersea located in the heart of Battersea.

I am very much looking forward to the future with our new department.

Do come and see us in our new office and please let us know if we can be of any help. }

7a Albion Riverside, 8 Hester Road London SW11 4AX; 020 3597 7670



Bridge Lane, Battersea SW11. A well presented three bedroom Victorian townhouse for sale. £925,000.

The Quad, Battersea High Street, Battersea SW11. An architect designed contemporary four bedroom detached house for sale in a gated development. £1,399,500.

London Square, Wimbledon Village
London Square's new collection of 10 family homes in Wimbledon Village embodies classic proportions and contemporary style. Set behind a gated entrance on Edge Hill, on the former home of the Ursuline Marie Reparatrice Convent, the houses sit within mature, landscaped grounds in a prime position next to Wimbledon Common Preparatory School and opposite King's College School.

Each house has been named after a famous square in London – the developer has been inspired by traditional residential squares throughout the capital and believes in creating impeccable homes in locations with a sense of community.

Prices from £2.5 million to over £4 million. London Square Wimbledon Village sales team, 020 8879 0222, www.londonsquare.co.uk

New kids on the block

SW rounds up some of the best new-build homes in the local area

The Edge, Merton Road, Southfields
This exciting development of 14 apartments in south west London includes eco-friendly features, underground parking for most of the apartments and a lift to all floors. Contemporary kitchens will include integrated fridge/freezer, dishwasher, eye-level oven, hood and microwave. The nearby Earlsfield train station provides a direct route to Waterloo and Southfields tube station is within walking distance on the District line. Completion is due September 2012.
Kinleigh Folkard & Hayward, 020 8222 7200, newhomes@kfh.co.uk

Henley Drive, The Coombe Estate, KT2
From renowned developers Nicholas King Homes, these two detached family homes within the private Coombe Estate overlook the leafy central island of Henley Drive. The houses feature a timeless aesthetic, with traditional brickwork enhanced by stone detailing, but also meet the latest requirements for energy efficency with the additional benefit of solar panels. Internally, designer kitchens and bathrooms provide a contemporary. From £1,495,000.
Lauristons New Homes, 020 8946 9468, lauristons.com

Trinity Mews, Williams Lane, Mortlake
Since its launch there has been a consistently high demand for homes at Trinity Mews, the prestigious residential development in Williams Road, SW14, just half a mile from Mortlake station, close to Sheen, Barnes and of course, the River Thames.

Now, just eight stylish two-bedroom apartments remain, offering an inspiring choice of layouts and spacious accommodation from 641 sq ft to 820 sq ft.

Priced from £375,000 to £455,000, the homes benefit from a practical yet elegant open-plan kitchen/living/dining room, an en-suite shower room to bedroom one and either a patio, one or two balconies or a roof terrace, according to individual layouts. Prices from £375,000 to £455,000.
Shanley Homes, 020 8487 8934, www.shanlyhomes.com/developments/london/trinity-mews

www.bushells.com

St Martins Road, SW9 **£300 per week**

Very well presented one double bedroom Victorian conversion property located on a quiet residential road close to Stockwell Underground station, offering access to the Victoria and Northern lines. The property offers a bright reception room, modern kitchen and bathroom and is neutrally decorated throughout.

Clapham Lettings **020 7501 0454** claphamlet@bushells.com

Stansfield Road, SW9 **£450 per week**

Stunning two double bedroom ground floor conversion flat, located on a popular residential road close to Brixton Underground station and the high street. This property has been recently refurbished to an exceptional standard and benefits from two double bedrooms, one with an en suite wet room and one with a private terrace, plus there is a large open plan reception with a wall of concertina doors leading to a beautiful decked garden.

Clapham Lettings **020 7501 0454** claphamlet@bushells.com

Narbonne Avenue, SW4 **£450 per week**

Beautifully presented two double bedroom Victorian maisonette, located on a sought after residential road forming part of Abbeville Village. Benefits include a kitchen/dining room, a separate reception room with wood floors, many original features including original fireplaces, plus there is a private patio garden.

Clapham Lettings **020 7501 0454** claphamlet@bushells.com

Wavertree Road, SW2 **£610,000**

A superb five bedroom semi-detached Edwardian house, presented in excellent condition and offers spacious 1679 sq ft of accommodation. The property comprises; spacious reception room with double glazed windows, dining room with doors leading onto a private rear garden, modern fitted kitchen, separate W.C and two bathrooms.

Clapham sales **020 7627 8084** clapham@bushells.com

Bromfelde Road, SW4 **£480,000**

A superb three bedroom garden flat located moments from Clapham High Street, newly refurbished throughout complete with your own private entrance. This property comprises; two double bedrooms both with direct access to the garden and one single bedroom, modern bathroom and a large open plan kitchen/reception room and "Stamp duty paid".

Clapham sales **020 7627 8084** clapham@bushells.com

Tregothnan Road, SW9 **£340,000**

A well presented two bedroom Victorian conversion situated a few minutes' walk to Clapham North underground station and Clapham High Street BR station. The property is presented in excellent condition, and comprises; two double bedrooms, modern kitchen, bathroom, reception room and a lovely private rear garden.

Clapham sales **020 7627 8084** clapham@bushells.com

www.bushells.com

Telford Avenue, SW2 **£750 per week**

Large four double bedroom house offering superb living space, modern 'eat-in' kitchen, spacious reception room and extra dining area. Benefits include a private garden and off street parking. Located on a quiet residential road, within easy reach of Balham and Streatham Hill stations, ideal for professional sharers.

Balham lettings **020 8772 1001** balhamlet@bushells.com

Ansell Road, SW17 **£500 per week**

A charming terraced house located on a quiet residential road just moments from Tooting Bec station and amenities. The property offers three spacious double bedrooms, one single /study room, modern kitchen and bathroom, large double reception room and private garden. Ideal for a family or professional sharers.

Balham lettings **020 8772 1001** balhamlet@bushells.com

Old Devonshire Road, SW12 **£325 per week**

A charming one double bedroom flat ideally located within walking distance to Balham and Clapham South Stations. The property offers an 'eat in' kitchen, separate reception room and access to a private outdoor space.

Balham lettings **020 8772 1001** balhamlet@bushells.com

New Kings Road, SW6 **£475,000**

Located directly opposite Walham Green with park views. This bright and spacious top floor flat is well presented and comprises, one double bedroom, open plan reception room, modern bathroom and a roof terrace. Local area offers a wide variety of shops, bars and restaurants. Long lease.

Fulham sales **020 7731 2808** fulham@bushells.com

Lalor Street,SW6 **£1,725,000**

This stunning family house offers a double reception room, extended kitchen/dining room with bi-fold doors onto the garden, fabulous master bedroom with dressing room and en-suite shower room, four bedrooms with two bathrooms, utility room and separate cloakroom. Moments from the Fulham Road as well as the popular Bishops Park.

Fulham sales **020 7731 2808** fulham@bushells.com

Filmer Road, SW6 **£650,000**

This well presented, exceptionally spacious and bright split level maisonette offers three bedrooms, two bathrooms, large reception room, kitchen/breakfast room and a terrace. 10 minutes to Parsons Green.

Fulham sales **020 7731 2808** fulham@bushells.com

Helen Turner on the move..

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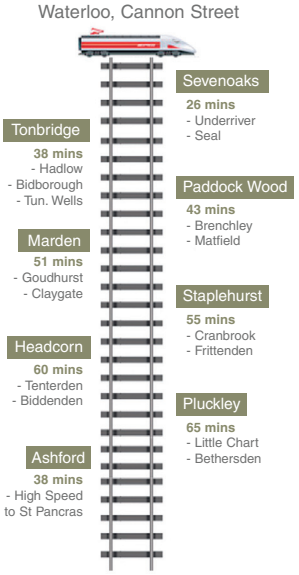

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Community corner

From fast cars to sky diving, your local estate agents have had an exciting summer!

Quadriga Drivers Club

Quadriga Drivers Club launched on 23 June with a car event at Cannizaro House Hotel, Wimbledon, in association with John D Wood & Co and Joe Macari Performance Cars.

The inaugural event was a great success with 35 beautiful supercars, performance cars and classics on display with an estimated combined value of in excess of £7 million. The cars made for a wonderful sight against the beautiful backdrop of Cannizaro House Hotel.

The oldest car in the Classic category was a privately owned 1930 Derby Bentley and the newest in the supercar category was a one-month old privately owned Lambourghini Aventador.

Joe Macari Performance cars provided a beautiful array of supercars including a Ferrari Daytona Spider, which was recently acquired at auction in Monaco reaching a hammer price in excess of €1,000,000. This was accompanied by a Ferrari Enzo – the noisiest entrant as it roared across Wimbledon Common.

Quadriga Drivers Club and Joe Macari Performance Cars even provided a lift for a groom and his best man to the church from Cannizaro House. As they thundered across the common in the Ferrari Enzo and a Ferrari California there was no danger of them not getting to the church on time!

Quadriga Drivers Club was also pleased to welcome some members of the Aston Martin Owners Club and there were some beautiful privately owned Astons including a DB5, DB6, DB7 and a 6.3 wide-bodied Virage with fixed head.

For membership information visit quadrigaclub.co.uk johndwood.co.uk

Party Knights

Knight Frank happily sponsored multiple street parties during the Jubilee celebrations at the start of the June. Residents enjoyed live music, Pimms, children's entertainment and much more. A member of the royal family opened one of the street parties, which caused great excitement. Rebecca Jane Higgins and Esmond Elliot of the Wandsworth branch had the unenviable job of judging the "best dressed house". There was some serious competition!

Badger Holdings' quest for Shooting Star CHASE charity

Employees at Badger Holdings, parent company to Townends and Regents estate agents, have completed another charity event in order to raise vital funds for the company's chosen charity, Shooting Star CHASE. On 1 July, 10 brave staff members headed to Hinton Airfield in Oxfordshire to take part in a tandem 10,000ft skydive and raised in excess of £3,500. Harnessed to a professional, employees faced their fears by jumping out of the plane and freefalling at over 120mph for the first 5,000ft before starting the one-mile parachute descent to the drop-zone area. Janet Tully, Group HR Director and organiser of the event commented: " I am really proud of everyone who took part this year, it shows a great testament to their characters."

Wimbledon Park Primary School wins £2,500 prize

Wimbledon Park Primary School on Havana Road in Wimbledon, SW19 has won the regional heat of Kinleigh Folkard & Hayward's Schools' art competition and has been awarded a £2,500 prize to spend on sports/playground equipment. Overall, almost 4,000 votes were cast for entries from 45 schools across London. Samuel, a Year 4 pupil from Wimbledon Park Primary, whose entry titled 'Boxing' received the most regional votes in the south west London area, was the clear winner in the sports-themed competition. There were two further regional winners; one from south east London and one from north London.
kfh.co.uk

Sullivan Thomas sponsors Beatrix Potter School's summer fete

This year's Beatrix Potter School's summer fete, held on Saturday 23 June, was a fun and action-packed event. The event had an Olympics theme and featured three Olympic torches; from London 2012, Beijing 2008 and Vancouver's 2010 Winter Olympics. Another exciting feature was the "Bubble of Fun", which allowed the children to walk on water in giant "bubbles"! There were many fun things to do including sports, face painting, sand art, a coconut shy, bouncy castles, slippery log, tombola and a doughnut dangle. For refreshment there was a wonderful international food stall, a barbecue, tuck shop, candy floss machine and, of course, the bar and Pimm's tent.

Monies raised will be used by the Beatrix Potter School Parent Teacher Association (PTA) to help and support the school.

Special thanks go to Sullivan Thomas for once again sponsoring the event.

SULLIVAN THOMAS IS PROUD TO SPONSOR THE BALHAM BLAZERS U10S ONCE AGAIN
Visit balhamblazers.co.uk for more information

Musical heroes

Douglas & Gordon is proud to support local charity the World Heart Beat Music Academy. Sahana Gero, founder of the Wandsworth-based 51st State Band and one of the largest youth bands in the country, is the driving force behind a new music academy for young people, which opened in Wandsworth in May 2012.

Located in an old warehouse in Kimber Road, Southfields, the World Heart Beat Music Academy aims to give children and young people, many of whom would never have access to music education, the opportunity to learn music alongside others and under the guidance of dedicated and inspirational musicians.

The initiative, a charitable organisation supported by local MP Justine Greening, has also received funding from Wandsworth Council through the Big Society fund, Youth Community Funding and Wandsworth Arts Grant. The money has been used to transform the Kimber Road premises into a functioning music academy with a large space for band practice and smaller rooms for tuition and ensemble practice.

Young people interested in joining the academy can find further details via the website – worldheartbeat.org – or by calling Sahana Gero on 0797 3631 203. Local Wandsworth residents can support the World Heart Beat Music Academy by becoming a friend, making a donation to the charity, volunteering their time to help run and promote the classes and donating unwanted instruments and music.

Market talk

Expert market commentary, financial advice and a spotlight on Streatham...

Riverside property of the month
ALBION RIVERSIDE
Battersea Park, London SW11

This stylish apartment is extremely spacious and enjoys excellent views of the river Thames and London roof tops and skyline. A modern and contemporary finish has been kept in keeping with the style of Albion Riverside.

Located on the south bank of the river Thames between Albert and Battersea Bridges the development is within easy walking distance of Battersea Park and the shops and restaurants of Kings Road and Chelsea. Albion Riverside is a landmark riverside development designed by Foster and Partners for Hutchison Whampoa Property. On site amenities include 24 hour concierge, secure underground car park, residents' gym and swimming pool.

Accommodation and amenities: entrance hall; open plan reception and kitchen utility; master bedroom with walk through wardrobes and en suite; bath/shower room; bedroom two with walk through wardrobes and en suite bath and shower room; bedroom three guest cloakroom.

Terms

Tenure: Leasehold
Local Authority:
London Borough of Wandsworth
Guide Price: £2,300,000

Viewing
By appointment with agents
Knight Frank Riverside
020 3597 7670
Riverside@knightfrank.com

Market comment

Stephanie Mant, Cluttons Clapham: "The summer is normally the busiest time of year for us as people tend to take advantage of summer holidays to relocate, and families take up residence in advance of the start of the school term in September. However, with the frenzy of the Olympic Games and this month's launch of the much needed secondary school, Bolingbroke Academy, demand for family houses has significantly intensified. Properties between the commons priced below the £1 million mark are moving very quickly, with multiple viewings often resulting in sales being agreed within a few days. There are also plenty of cash buyers in the market, along with those who are chain free, having rented for up to a year to ensure they are in a strong position when the right property comes up.

Aside from domestic buyers, Clapham has a strong and growing French community. The area is home to the bilingual Wix Primary School and a range of French shops and cafes as well as the continental style weekend market, which are acting as a major draw for French buyers seeking family homes in the capital."

020 7223 7574; cluttons.com

Julian Hill of Elysian Finance on advantages of building societies or banks

As the public's trust in banks has been shaken firstly by the banking crisis and now the Libor rate rigging scandal, building societies are becoming more innovative in their lending with more of their products appearing in the "best buy" tables. As a result, building society lending has increased by almost 50%. However, don't entirely discount banks as they tend to offer more competitive products for those with larger deposits whilst building societies offer a higher percentage loan to value or more complex borrowing arrangements. Make sure you thoroughly research the market as there are a multiplicity of deals suiting different circumstances and take advice from your mortgage broker who has access to "whole of market".

Streatham's striving, says Simon Stone, Sales Manager at Kinleigh Folkard & Hayward's Streatham branch:

How would you sum up the market in Streatham?

"Streatham's residential property market has been buoyant all year with high numbers of buyers registering and a steadily growing supply of properties coming on to the market. "There has been an increase in first-time buyers registering, largely pent-up demand from the beginning of the year. Streatham is traditionally popular with first-time buyers as often young professionals rent in Clapham, Balham and Battersea while saving for a deposit, then move a little further out to buy as they get more for their money here – a two bedroom garden flat will cost in the region of £300,000. "The family house market here remains highly competitive with 10 to 15 buyers often waiting in the wings for each property we take on. For example, we just sold a three bedroom house on Hilworth Road for more than its £459,950 asking price, having received three asking price offers within just three days of marketing.

"The area's regeneration project, Streatham Hub, continues to make progress with the creation of new commercial, leisure and residential units, which is contributing to an increase in buyers attracted to the area."

What makes Streatham unique?

"The broad mix of people who live here make Streatham a truly unique place to live. It is a true representation of what London is all about, culture, diversity and community with a real buzz all year round."

What is Streatham's best kept secret?

"The Rookery, a beautiful tucked away landscaped garden that a lot of locals don't even know about – a true hidden gem. It is a fantastic find surrounded by Streatham Common. It was hugely popular in the Victorian times as Streatham Spa, but then spa popularity dwindled and the area was saved as a public garden. We will be celebrating its centenary year in 2013."

What is Streatham's best restaurant?

"Slurp – Thai/Chinese fusion style food with a lively atmosphere that is synonymous with Streatham."

Wandle Road SW17 £2,650,000

This imposing family house offers any discerning buyer the potential to develop this house into the loft and extend out at the rear. The current accommodation comprises a large open plan kitchen/family room leading out to the garden, a separate dining room, a double reception room, a master bedroom with dressing room and en suite bathroom, four further bedrooms (one en suite) and a family bathroom. Freehold. **Joint Sole Agent.**

BALHAM: 020 8673 4377 sales.bal@marshandparsons.co.uk

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MARSH & PARSONS

SALES

Chelsham Road SW4 £1,250,000

This grand Victorian house boasts a double reception room with high ceilings, a stylish open plan kitchen with French doors leading out to a mature south facing garden extending over 47ft, complete with a substantial patio and large outbuilding at the rear. The bedroom accommodation comprises six double bedrooms, a study/single bedroom and two family bathrooms. The house benefits from a large loft space and utility room in the cellar, as well as off street parking. Freehold. **Sole Agents.**

CLAPHAM: 020 7501 3666 sales.clp@marshandparsons.co.uk

Lavender Sweep SW11 £999,950

This superb family house is located in a popular enclave between Battersea Rise and Lavender Hill. The accommodation includes a large reception/dining room, a separate kitchen, a private rear garden, five large bedrooms and two bathrooms. Set in a quiet residential enclave between Battersea Rise and Lavender Hill this property benefits from excellent local amenities. Freehold. **Sole Agents.**

BATTERSEA: 020 7228 9292 sales.bat@marshandparsons.co.uk

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MARSH & PARSONS

SALES

St Mary's Grove SW13 £1,750,000

Built in the late 60s, this charming house offers excellent living space, with two ground floor reception rooms, two bathrooms and a kitchen. The first floor accommodates three bedrooms, a further bathroom and a large roof terrace positioned over the ground floor studio. Freehold. **Sole Agents.**

BARNES: 020 8563 8333
sales.bar@marshandparsons.co.uk

Dornton Road SW12 £1,250,000

This wide, semi detached Victorian house comprises a large family kitchen, leading to a conservatory and out to a large garden, the property also boasts of two reception rooms, a utility room, five double bedrooms and three bathrooms. Freehold. **Sole Agents.**

BALHAM: 020 8673 4377
sales.bal@marshandparsons.co.uk

Page Mews SW11 £1,150,000

This stunning property boasts a wonderfully bright ground floor living area, with a modern open plan kitchen/reception room leading out to a garden, a cloakroom, utility room, a second reception room, three bedrooms (two en suite) and a bathroom. **Freehold**

BATTERSEA: 020 7228 9292
sales.bat@marshandparsons.co.uk

Shamrock Street SW4 £415,000

Large sash windows and polished wooden floors give this property a wonderful feeling of light and space. The flat comprises a reception room, a separate dining room, a modern kitchen, a generous double bedroom and stylish bathroom. Freehold. **Sole Agents.**

CLAPHAM: 020 8673 4377
sales.clp@marshandparsons.co.uk

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Notting Hill
Pimlico & Westminster

Lonsdale Road SW13 £1,038 per week

This superb family home is located in the heart of Barnes and offers a large kitchen, a lovely informal dining area, a beautiful reception room, which can be separated or opened, five double bedrooms (one en suite), two bathrooms, a large garden and off street parking.

BARNES: 020 8563 8333
lets.bar@marshandparsons.co.uk

Manchuria Road SW11 £975 per week

Located moments from Clapham Common and boasting wonderful proportions, this superb family home boasts a double reception room, a separate kitchen, five large bedrooms and three bathrooms. Located a short walk from Clapham South underground station and Clapham Common.

BATTERSEA: 020 7228 9292
lets.bat@marshandparsons.co.uk

Broxash Road SW11 £950 per week

Fantastically located and beautifully presented throughout, this superb family home offers a wealth of living and entertaining space, comprising a wonderful double reception room, a large eat-in kitchen leading out to the garden, five double bedrooms and three bathrooms.

CLAPHAM: 020 7501 3666
lets.clp@marshandparsons.co.uk

Gaskarth Road SW12 £795 per week

This stunning Victorian family house is presented in immaculate condition throughout and offers a huge contemporary living space with open plan kitchen, sky lights and large glass double doors leading onto a private garden, a modern family bathroom, a separate WC and four double bedrooms.

BALHAM: 020 8673 4377
lets.bal@marshandparsons.co.uk

Stokenchurch Street SW6 £1,950 per week

This stunning 'Lion House' is presented in excellent condition, offering great living and entertaining space arranged over four floors. The property comprises a stylish double reception room, a kitchen/dining room with doors leading out to a private garden, a utility room and a guest cloakroom. The bedroom accommodation boasts six bedrooms including a superb master bedroom with en suite bathroom and two further bathrooms.

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Abbotswood Road, Streatham Hill, SW16

£1,425,000 F/hld

An extremely well presented six bedroomed house offering fantastic family living space across three floors, a generous and attractive rear garden and a quiet residential location close to Tooting Bec Common.

Streatham Office **020 8150 5400**
Foxtons.co.uk/1404512

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London's Estate Agent

Bishops Road, Fulham, SW6

Benefiting from a superb refurbishment, this contemporary four bedroomed house has been architect designed to offer stunning living space and is ideally located for the wide range of amenities on Fulham Road.

£1,595,000 F/hld

Fulham Office **020 7565 4000**
Foxtons.co.uk/1156985

Gosberton Road, Nightingale Triangle, SW12

A superb four bedroomed house arranged over three floors, benefiting from period décor, a large eat-in kitchen opening onto a private garden and a fantastic location close to Wandsworth Common.

£1,150,000 F/hld *Foxtons.co.uk/1444306*

BALHAM *Sales 020 8772 8000*

Wontner Road, Wandsworth Common, SW17

This fantastic five bedroomed house beautifully blends period charm with modern fixtures and fittings, featuring an attractive double reception room, a spacious eat-in kitchen and a lovely rear garden.

£1,150,000 F/hld *Foxtons.co.uk/1392179*

BALHAM *Sales 020 8772 8000*

Trinity Road, Wandsworth Common, SW17

Beautifully presented over four floors, this five bedroomed house offers generous entertaining space including an ample reception room leading to a fantastic kitchen/dining room and a private garden.

£1,095,000 F/hld *Foxtons.co.uk/1148326*

BALHAM *Sales 020 8772 8000*

Barmouth Road, Wandsworth, SW18

Boasting a wonderful location moments from the green open spaces of Wandsworth Common, this bright and airy four bedroomed house offers generously proportioned living and entertaining space and a garden.

£995,000 F/hld *Foxtons.co.uk/12637404*

EARLSFIELD *Sales 020 8963 5100*

Avonmore Road, West Kensington, W14

Arranged over three floors of a period conversion in West Kensington, this stylish four bedroomed flat has been beautifully designed to create a unique contemporary home with large bright rooms and wood floors.

£995,000 F/hld *Foxtons.co.uk/1332451*

FULHAM *Sales 020 7565 4000*

Cromford Road, East Putney, SW18

Offering a fantastic location in East Putney, this wonderful five bedroomed house boasts charming living space with a double reception room, a stylish kitchen and an attractive garden.

£995,000 F/hld *Foxtons.co.uk/12652972*

PUTNEY *Sales 020 8355 1000*

Arcadian Place, Southfields, SW18

This superb three bedroomed apartment set in a sought-after development boasts well presented living space including a reception room/kitchen, two bathrooms and a private roof terrace.

£850,000 L/hld *Foxtons.co.uk/12634607*

PUTNEY *Sales 020 8355 1000*

Priory Grove, Stockwell, SW8

Situated on the outskirts of Larkhall Park, this is a superb three bedroomed period house offering generous and beautifully presented living space with lots of character and a large garden.

£849,950 F/hld *Foxtons.co.uk/13669077*

BATTERSEA *Sales 020 7801 1111*

Foxtons
London's Estate Agent

Albert Bridge Road, Battersea, SW11

This fabulous two bedroomed flat offers elegant living space, high ceilings and attractive décor, set within a striking mansion block that overlooks the green open spaces of Battersea Park.

£799,950 L/hld *Foxtons.co.uk/1232596*

BATTERSEA *Sales 020 7801 1111*

Baldry Gardens, Streatham Common, SW16

Situated moments from Streatham Common, this fantastic five bedroomed house boasts bright and elegant living space with a reception room, an eat-in kitchen, an attractive garden and off-street parking.

£779,950 F/hld *Foxtons.co.uk/13349341*

STREATHAM *Sales 020 8150 5400*

Balham Grove, Balham, SW12

Providing stunning loft-style living space, this two/three bedroomed apartment arranged over three floors also benefits from easy access to Balham's shops and amenities.

£775,000 L/hld *Foxtons.co.uk/131757*

BALHAM *Sales 020 8772 8000*

Braxted Park, Streatham Common, SW16

A beautifully presented six bedroomed house offering generously proportioned living space over three floors and a superb location moments from Streatham Common.

£749,950 F/hld *Foxtons.co.uk/1279927*

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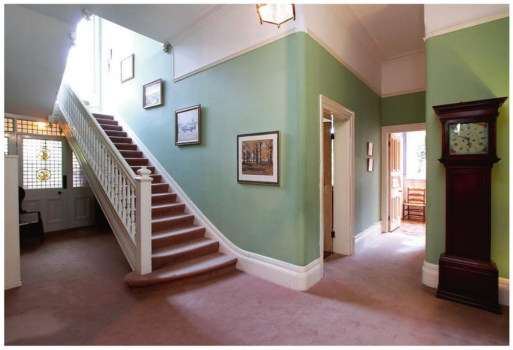

A handsome and substantial late Victorian residence on a larger than average plot in a highly regarded road close to the Common and the Village

Wimbledon Village **£6,500,000**

6/7 bedrooms ■ 4 bath/shower rooms ■ 3 elegant reception rooms ■ 2nd floor studio flat with kitchenette ■ double garage ■ lovely gardens ■ driveway parking for several cars

Wimbledon Village 020 8947 9833

A beautiful Edwardian residence in one of Wimbledon Village's most highly regarded roads
Wimbledon Village **£6,850,000**

5/6 bedrooms ■ 4 bath/shower rooms ■ lovely secluded rear garden ■ garage ■ carriage drive

An exclusive new gated development of 9 superb new houses and a refurbished lodge
Wimbledon Village **£2,450,000 - £4,350,000**

4-6 bedrooms ■ Poggenpohl kitchens ■ Villeroy & Boch bathrooms ■ gardens ■ parking

A superbly appointed brand new residence in a delightful enclave overlooking a green
Wimbledon Village **£3,850,000**

5 bedrooms ■ 5 bath/shower rooms, (3 e/s) ■ landscaped gardens ■ driveway parking

A most attractive period house on the slopes between the Village and the town centre
Wimbledon **£3,450,000**

6/7 bedrooms ■ 3 bathrooms ■ 3 reception rooms ■ large southerly garden ■ garage ■ drive

A beautiful home in a peaceful enclave close to the Common and the Village
Wimbledon Village **£2,850,000**

4 bedrooms ■ 2 bath/shower rooms ■ smart kitchen ■ landscaped gardens ■ driveway parking

Discreetly located in a small and exclusive development adjacent to the Common
Wimbledon Common **£2,500,000**

5 bedrooms ■ 3 bath/shower rooms ■ 2/3 reception rooms ■ gardens ■ double garage

ROBERT HOLMES & COMPANY

www.robertholmes.co.uk

A contemporary light and airy studio refurbished to a very high standard.

Crescent Road Wimbledon **£1,195 pcm**

■ Studio Room with Kitchenette ■ Good Size Bathroom

Beautifully presented Victorian cottage circa 1824, retaining many period features.

Oldfield Road Wimbledon **£2,500 pcm**

■ 2 Beds ■ 2 Baths ■ Kitchen ■ Reception Room ■ Garden and Terrace

A pretty period cottage with lovely views across Wimbledon Common.

West Place Wimbledon **£2,750 pcm**

■ 3 Beds ■ 2 Bath ■ 2 Reception Rooms ■ Kitchen ■ Patio garden

Located in a quiet residential cul de sac with easy access to the A3.

Holland Avenue Wimbledon **£3,500 pcm**

■ 5 Beds ■ 2 Baths ■ Double Reception Room ■ Kitchen ■ Gardens ■ OSP

An attractive period property located between Wimbledon Village and Wimbledon Park.

Arthur Road Wimbledon **£6,000 pcm**

■ 4 Beds ■ 4 Baths ■ 2 Reception Room ■ Kitchen ■ 2 Balconies ■ Terrace/Gardens

A beautifully presented end of terrace townhouse built to an extremely high specification.

Queensmere Road Wimbledon **£6,500 pcm**

■ 4 Beds ■ 3 Baths ■ Reception Room ■ Kitchen/Reception Room ■ Study ■ Garage ■ OSP

Wimbledon Village 020 8879 9669

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The Pavillions, SW20

Prices from £649,950

The Pavilions offers 10 high specification town houses with views across open playing grounds, situated less than 5 minutes walk from Raynes Park Train Station. All houses feature their own driveway and garage. Completions March to May 2012.

New Homes 0870 600 3690

Coombe Estate, KT2

Prices from £1,495,000

Two stunning Detached 4 bedroom family homes by renowned developer Nicholas King Homes set within the private Coombe Estate, available to view now. Each property is being finished to an exceptionally high standard and features secluded south facing gardens and ample off street parking.

New Homes 0870 600 3690

NAEA National Association of Estate Agents

ARLA Association of Residential Letting Agents

lauristons.com

Local. Trusted. Recommended.

Culverden Road, SW12 £999,950

A charming Victorian terraced house located in a highly sought after residential road. Comprising two reception rooms, kitchen, utility area, period style conservatory, four bedrooms and family bathroom to the first floor, large converted loft suite, mature rear garden and off street parking.

Balham Sales 0208 772 9373

Latitude Apartments, SW4 £2,200 PCM

An exceptional first floor two bedroom apartment located in the heart of Clapham South. The apartment is immaculately presented with high specification fittings throughout, oak flooring and stylish decor. Additional benefits inlcude a lift and a video-entry phone system.

Balham Lettings 0208 772 9373

NAEA National Association of Estate Agents
ARLA Association of Residential Letting Agents

lauristons

The Trinity, SW18

£460,000

An absolutely stunning two double bedroom, two bathroom apartment ideally located for Wandsworth common, Clapham Junction and Wandsworth town BR stations. Selling points to include private rear facing balcony, underground parking with storage unit and ensuite to master.

Battersea Sales 0207 978 5800

Chelsea Creek, Fulham SW6 2QD

£3,466 PCM

Chelsea Creek is London's newest and most fashionable dockside development just moments from the stylish King's Road and the vibrancy of central London. Concierge look after the day-to-day management of Chelsea Creeks landscaped parklands, the private spa, health club and swimming pool.

Battersea Lettings 0207 978 5800

Local. Trusted. Recommended.

Schubert Road, SW18 £549,950

A charming split-level period conversion with private rear garden and off-street parking which has been the subject of a substantial renovation by the current owner. Conveniently situated in a prime residential street to the East of Putney, the property is well placed for all the local amenities.

Putney Sales 0208 780 8780

Felsham Road, SW15 £1,875 PCM

A superb example of a refurbished maisonette in the ever desirable Lower West Putney. Consisting of two double bedrooms, separate living room, large family bathroom, spacious private garden and a contemporary eat in kitchen with granite work tops and integrated appliances.

Putney Lettings 0208 780 8780

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ARLA Association of Residential Letting Agents

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Dundonald Road, SW19 £849,950

A superb re-furbished loft and rear extended Victorian terrace enjoying direct views across Dundonald Park. Living room, contemporary open plan extended kitchen/dining room, downstairs wc, four bedrooms, contemporary wet room, luxury family bathroom and an enclosed rear garden.

Wimbledon Sales 0208 946 9468

Wycliffe Road, Wimbledon SW19 £1,600 PCM

This charming two bedroom bungalow offers beautifully presented living space private garden and off street parking. Excellently located for transport and amenities in our opinion this property would make a perfect home.

Wimbledon Lettings 0208 405 5340

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Flying high

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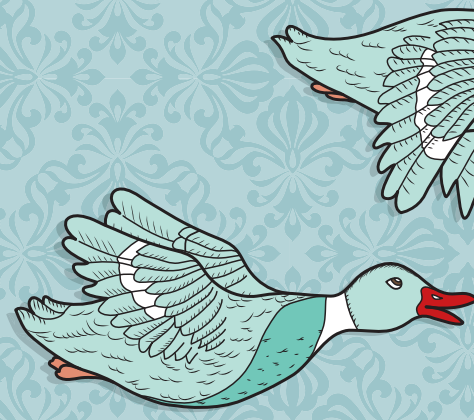

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Sales: 020 7326 8171
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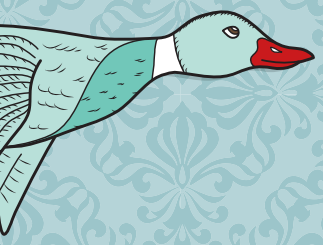

Still flying high!

We've come a long way in the 66 years we've been around. We've helped move thousands of people, driven standards forward in the industry while still making time to do some amazing things for charity. To cap it all, we're nice people to do business with.

And we now offer viewings until 8pm*.
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Streatham
Sales: 020 8769 7722
Lettings: 020 8769 4477

*Exact times and day vary – please see your local branch for details.
**Free no obligation valuation does not apply to valuations conducted for insurance or mortgage purposes.

LONDON SQUARE

WIMBLEDON VILLAGE

A luxurious house in the very

heart of SW19

The Kensington. A stylish, contemporary six bedroom house, with a granite cobbled frontage set behind a gated entrance, within close proximity to Wimbledon Village High Street.

As one of ten luxurious homes, each individually designed to a high specification, The Kensington offers flexible living accommodation over four spacious floors, and provides a total living space of over 4,600 sq ft.

On the lower ground floor there is a state of the art cinema, gymnasium and study, all joined via a large lobby area to a magnificent kitchen, dining and family room. Bi-folding doors extend the kitchen out to an exterior courtyard providing seamless alfresco dining.

The upper ground floor features a large living room containing two sets of patio doors, each with a Juliet balcony offering views of the garden to the rear. Across the elegant hallway is the dining room with dumb waiter, ideal for any successful dinner party.

Over the first and second floors you'll find a spacious master bedroom suite and guest suite. Both contain a dressing room and large en-suite. In addition, there are four double bedrooms and three bathrooms, all benefiting from Villeroy & Boch sanitary ware.

The Kensington is equipped with sophisticated features and fittings throughout, including a programmed iPad for control of mood lighting and audio installation. Low level lighting features in the hallways, cinema room, stairways and bathrooms. Just a few of the many benefits throughout.

Located just half a mile from Wimbledon Village High Street and approximately one mile from Wimbledon Rail Station (just 17 minutes to Waterloo), the Kensington is the perfect family home in a stunning location.

Marketing Suite, Edge Hill, Wimbledon Village, London SW19 4RB.
Open Thursday to Monday, 10am - 5.30pm.

T 020 8879 0222 E wimbledonvillage@londonsquare.co.uk
W www.londonsquare.co.uk

Price £3,995,000

The images shown are The Campden which is a similar type property to The Kensington.
Distances are approximate, sourced from maps.google.co.uk Prices and details are correct at time of going to press.

Acquire

Battersea 02072282629
Balham 02087673254

Orville Road, SW11 £410pw

A Two Double Bedroom Flat - Well Presented Throughout - Quiet Residential Street in Battersea

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Acquire Estate Agents has retained over 93% of all our Landlords over the past 6 years and have provided an exemplary service in Property Management, Sales and Lettings. Our Charges and Fees are a fraction of the other agents yet provide a personal, highly effective and professional service. For more information, please contact either our Balham Office (pictured) or our Battersea Office.

Ashbury Road, SW11 £330 pw

A light and airy two bedroom flat in Battersea - Exclusive with Acquire Estate Agents -

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Viridian, SW8 £350 pw

One and Half Bedroom Appartment to Rent in Battersea - Opposite the Power Station - Open Plan Living Room - Modern Bathroom - Available Immediately

Knollys Road, SW16 £250 pw

Two Spacious Bedrooms - Large Kitchen Dinning Room - Separate Living Room Plenty of Storage Space - Light and Airy - Well Maintained Throughout - Available immediately

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Bullen Street, SW11 £260 pw

A Well Presented One Double Bedroom Flat - Great Views - Extra Storage Space - Close to Battersea Park and Clapham Junction - Exclusive with Acquire Estate Agents

York Road, SW11 £500 pw

Spacious Four Bedroom Flat - Large Kitchen Dinning Room - Separate Living Room - Close to Clapham Junction - Exclusive with Acquire Estate Agents

Queenstown Road, SW8 £450 pw

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Specialists in the sale and letting of prime property Between the Commons and the surrounding areas

Kelmscott Road
Between The Commoms SW11

£1,595,000 | Freehold

FOR SALE

EXCLUSIVE ONLINE HD VIDEO AVAILABLE

With its full "front-to-back" basement, loft conversion and sunny kitchen extension, this superbly located five/six bed, three bath Victorian house now offers an enviable 2300 square feet and a lovely south-facing garden. Situated in prime territory between Northcote Road and Wandsworth Common, half a mile from Clapham Junction and in the likely catchment area for highly sought-after state primary schools, Honeywell and Belleville and the new Bolingbroke Academy.

- Entrance Hall
- Double Reception Room
- Kitchen/Breakfast Room
- Side Return Extension
- South-facing Garden
- 26' Double Family Room
- Utility Room
- 5 Double Bedrooms
- Studio/Bedroom 6
- Bathroom/WC
- 2 Shower Room/WCs
- London Borough of Wandsworth
- Residents' Parking
- 2300 SQ.FT / 213.6 SQ.M + Storage

Chestnut Grove
Nightingale Triangle SW12

£995,000 | Freehold

FOR SALE

EXCLUSIVE ONLINE HD VIDEO AVAILABLE

This well-proportioned five double bedroom, two bathroom Victorian house offers well balanced accommodation in addition to potential for extension into the loft and side return. It occupies a very popular and convenient position just by Nightingale Square close to excellent transport facilities, schools, and amenities.

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- 21' Kitchen/Dining Room
- Potential for Side Extension
- Garden
- 5 Double Bedrooms
- Bathroom
- Separate WC
- Shower Room/WC
- Cellar
- Unconverted Loft Space
- 1855 SQ.FT / 172.33 SQ.M

JOHN THOROGOOD
REAL ESTATE AGENCY

FOR SALE

Hendrick Avenue

Wandsworth Common SW12

£2,375,000 | Freehold

This handsome and wide Victorian house with rare 48' x 29' (approx) garden offers a substantial "natural" footprint. It has been beautifully modernised throughout and sympathetically extended to create a first-class family home with further potential for a basement conversion. Located in one of the area's premier roads, close to Wandsworth Common, great schools, fashionable Northcote Road and good transport links.

- Front Garden
- Entrance Hall
- Front Reception Room
- Kitchen/Dining/Family Room
- Cloakroom/WC
- Cellar / Utility Room
- 48' x 29' Rear Garden
- 5 Double Bedrooms
- 3 Bath/Shower Rooms (2 E/S)
- Loft Storage
- Potential for Basement Conversion
- Residents Parking
- London Borough of Wandsworth
- 2552 SQ.FT/237.1 SQ.M + Storage

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£1.495m

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£1.3m

Manchuria Road
£1.4m

Muncaster Road
£1.25m

Alfriston Road
£1.325m

Thurleigh Avenue
£1.1m

Broomwood Road
£1.795m

Broomwood Road
£1.425m

Bramfield Road
£1.175m

West Side
£1.65m

Hendrick Avenue
£2.675m

Endlesham Road
£2.35m

Chestnut Grove
£1.075m

Gayville Road
£1.25m

Hillier Road
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Balham Sales
020 8675 6848

Call us 8am - 10pm everyday

Ideal 1st time buy

£289,950

Byrne Road, SW12

Ref: 3400

Boasting a share in the freehold, solid wooden floors, a spacious reception leading to the kitchen and onto the shared garden, raised ground floor aspect and all this within a short walk to Balham's trendy shops and transport. This superb property will make a happy home for its new owner! Haart have been appointed as sole agents so call the sales team today!!!

- Period Conversion
- Garden Flat
- Raised Ground Floor
- Solid Wooden Floors
- Sash Windows
- Feature Fire Place

Don't miss out!

Great buy-to-let

£262,500

Ritherdon Road, SW17

Ref: 3396

Located on an attractive tree lined road, this one bedroom conversion flat would make an excellent first time buy/buy to let investment. Internally, features include modern kitchen, fully fitted bathroom, double bedroom and a wealth of natural light. Call 0208 675 6848 today in order to avoid missing out!

- 1st Floor Conversion
- Newly Modernised
- Amazing Bathroom
- Leasehold
- Solid Wooden Floors
- Sash Windows

Call today!!!

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Battersea Sales
020 7228 8895

Clapham Sales
020 7622 6686

Call us 8am - 10pm everyday

Share of freehold £385,000

Taybridge Road

Located in one of Battersea's prime roads within walking distance to Clapham Common and a short stroll to Clapham Junction with the added bonus of the tubes of Clapham just down the road. A period maisonette has its very own garden.

- Own garden
- Share of freehold
- Stripped wood floors
- Own entrance
- Good condtiion

Spilt level £390,000

Silverthorne Road

Needing TLC this large 2/3 bedroom period maisonette has got to be seen at one's earliest convience. Measuring approximately a 1000 square feet and has had a new kitchen recently fitted. Split over two floors and located within the diamond conservation area this is a must see.

- Conservatory
- New kitchen
- Own entrance
- Needing TLC
- Close to BR
- Conservation

Private garden £465,000

Reform Street

A very rare property to come onto the market. This super size 2 double bedroom flat has a private South Westerly facing garden. The property is presented in immaculate condition with new kitchen, bathroom. Nice flat, convenient location close to Battersea Park.

- Ground floor
- Own garden
- Private entrance
- New kitchen
- 2 D/bedrooms
- Chain free

Freehold House £600,000

Kings Mews

This freehold house has three good sized bedrooms, private rear garden, off street parking and garage and will be sold as chain free. Set within a small cul-de-sac accessed via electric gates this smart house is a short walk to Abbeville village, Clapham's shop, bars, restaurants and train stations.

- Freehold
- Link detached
- Garage
- Off street parking
- Own garden
- Gated development

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Earlsfield Sales
020 8871 4366

Call us 8am - 10pm everyday

Ideal For Entertaining £715,000
Cricketers Mews, SW18 Ref: 3723

A stunning mews house with 3 double bedrooms and 2 bathrooms situated in a private gated development, boasting fantastic entertaining space, delightful rear garden and an integral garage.
Must Be Seen

- Beautiful Mews House
- Three Double Bedrooms
- Two Bathrooms
- Private Garden
- Integral Garage

Spacious Family Home £575,000
Leckford Road, SW18 Ref: 3785

A spacious 3 bedroom end terrace house which has been extended on the ground floor to create fantastic living space. The property is just a short walk to Earlsfield mainline station.
View Now

- End Terrace House
- Three Bedrooms
- Spacious
- Extended Kitchen/ Diner
- 48ft Rear Garden

Central Location £475,000
Twilley Street, SW18 Ref: 3649

A two double bedroom apartment refurbished to an exceptional standard and extended to provide a stunning reception room/kitchen leading to a decked garden overlooking the River Wandle.
Get Dialling

- Ground Floor
- Two Double Bedrooms
- Private Garden
- Kitchen/Reception
- Luxury Bathroom

No Onward Chain £369,950
Godley Road, SW18 Ref: 3725

This recently refurbished first floor 2 bedroom maisonette is offered to the market with no onward chain and boasts spacious accommodation, and a larger than average rear garden.
Call Today

- First Floor Maisonette
- Recently Refurbished
- Two Double Bedrooms
- Modern Kitchen
- Share Of Freehold

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Southfields Sales
020 8789 6600

Call us 8am - 10pm everyday

Superb Family House

£650,000

Heythorp Street, SW18

Ref: 4887

This well presented 2/3 bedroom house is perfect for a growing family, with scope to extend into the loft and to the rear, subject to the usual consents. This home is situated within the popular Southfields Grid and is close to good local schools, Southfields tube station and Earlsfield mainline station. Bring the family for a look around, this property will not disappoint.

- Mid Terraced
- Red Brick Fronted
- Close To Tube
- No Chain
- Sole Agents

Must Be Seen

Detached Modern House

£715,000

Gartmoor Gardens, SW19

Ref: 4846

Be the envy of your friends with this unique double fronted, detached four bedroom, two bathroom town house. This fantastic home, built in 2001, is set in a private gated development close to Southfields tube station. This hidden gem has parking for 1-2 cars and will sell quick, so don't miss out, book your viewing today.

- Double Fronted
- Detached House
- Drawing Room
- Electronic Gates
- Secure Parking

View Today

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Wimbledon Sales
020 8947 9141

Call us 8am - 10pm everyday

Semi-Detached Family House

£749,950
Wimbledon, SW19
Ref: 4950

This substantial family home has gardens to both the rear and side of the property. The ground floor comprises a dining room, 30' through lounge and a large dine in kitchen. The first floor has four bedrooms, two bathrooms (one en-suite) and the second floor has two bedrooms and a bathroom.

- Six Bedroom House
- Off Street Parking
- Side & Rear Gardens
- Three Bathrooms
- Utility & Downstairs WC
- Great Location

Located in one of Merton Park's most desirable residential roads, within easy access to good local transport links and amenities.

Call Now To View

Superb Period House

£549,950
Wimbledon, SW19
Ref: 4907

This three double bedroom Victorian property is spread over three floors, has two bathrooms and a fantastic kitchen/breakfast room leading to a private garden. Skilfully extended to give modern living standards whilst retaining the charm of the period.
View Now!

- Period Property
- Attractive Garden
- Skilfully Extended
- Good Location
- Well Presented
- Over Three Floors

Town Centre Apartment

£589,950
Wimbledon, SW19
Ref: 4927

This stunning two double bedroom forth floor apartment is located in a prestigious development in the heart of town. The property benefits from a large reception, fitted kitchen, two bathrooms, balcony, secure parking facilities and a 24 hour concierge.
Call Us Today

- No Chain
- Fourth Floor
- 24 Hour Porter
- Balcony
- Large Reception
- Two Bathrooms

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Battersea Lettings
020 7223 0637

Call us 8am - 10pm everyday

Hafer Road

£550pw

Battersea SW11

Charming two double bedroom, two bathroom Victorian conversion with mezzanine level and a sunny roof terrace on this sought after residential road. Easy access to the bars, restaurants and amenities of Battersea Rise, Northcote Road and the open spaces of the Common.

- Victorian converison
- Two double bedrooms
- Two bathrooms
- Mezzanine level
- Roof terrace

York Road

£550pw

Battersea SW11

Vast two double bedroom, two bathroom duplex apartment in the ever-popular Candlemakers development. Boasting over 1600 sq ft of living space, a private terrace, secure underground parking and easy access to the transport and amenities of Clapham Junction.

- Prestige development
- Two double bedrooms
- Two bathrooms
- Terrace
- Secure parking

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Clapham Lettings
020 7498 2133

Call us 8am - 10pm everyday

Gosberton Road

£795pw

Balham SW12

A fine four bedroom home in one of Balham's most desirable residential areas. The property is not only ideally located but offers spacious living accommodation for families and professional sharers alike.

- Large reception room
- Four double bedrooms
- Dining Room
- Study
- Kitchen
- Wonderful decked garden
- Close to three stations

Macaulay Road

£395pw

Clapham Old Town SW4

A truly unique apartment in the desirable Old Town of Clapham. The property has space and character in abundance and would be ideal for anyone who wants a special place to live in this vibrant part of town. The property occupies the top half of this period town house and affords views over many of the well tendered and beautiful gardens of the area.

- One double bedroom
- Splendid living room
- Mezzanine level study
- Kitchen breakfast room
- Bathroom
- Next to the Common
- Close to Northern Line

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Kennington Lettings
020 7582 5729

Call us 8am - 10pm everyday

Iliffe Street, SW9

£340pw

Kennington

A simply stunning one bedroom apartment in the highly desirable Pullens Buildings. This ground floor flat showcases many fine features and is in a great location for public transport. This particular flat is tastefully decorated and has been finished to a very high standard. The apartment also benefits from large traditional wooden sash windows, solid wood flooring throughout and plenty of storage space.

- Large wooden sash windows
- Large communal roof terrace
- Solid wood flooring
- Kitchen with space for dining
- Small rear private garden

South Lambeth Road, SW8

£325pw

Vauxhall

Gorgeous, modern one bedroom apartment. Located just moments away from the river and a stones throw from the Vauxhall transport hub and the beautiful open spaces of Vauxhall Park. This fantastic 4th floor, one bedroom flat is located in a recently developed block on a quiet side street just off South Lambeth Road. This property is perfect for a single professional or couple.

- Open plan living space
- Fully furnished
- High quality fixtures and fittings
- Fully fitted modern kitchen
- Huge communal roof terrace

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Streatham Lettings
020 8769 5137

Call us 8am - 10pm everyday

Saxby Road

£325pw

Streatham SW16

A stunning newly refurbished first floor property situated within this well maintained purpose built development. This property benifits from spacious contemporary living and bespoke fitted kitchen. Ideally located to Streatham High Road with its numerous local amenities, coffee bars, "Hideaway" jazz bar & restuarant, Odeon cinema and retail outlets. Excellent transport connections found at Streatham Hill Station with links to London Victoria.

- Stunning newly refurbished property
- Well maintained purpose built
- Two large double bedrooms
- Contemporary bespoke fitted kitchen
- Excellent transport links

Gleneagle Road

£358pw

Streatham SW16

A superb fourth floor property within this new build development which offers contemporary living. Wonderfully bright and spacious this property has lift access, communal gardens and allocated secure parking. Ideally situated to all local amenities such as coffee bars, the "Hideaway" Jazz bar, Odeon Cinema, retail and convenience stores. Excellent transport links found at Streatham Station [London Bridge] Streatham Hill [London Victoria] and numerous bus routes.

- Superb new build development
- Fourth floor with lifts
- Two double bedrooms
- Lounge with dinning area
- Allocated secure parking

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Southfields Lettings
020 8789 0408

Call us 8am - 10pm everyday

Standen Road

£1,300

Southfields SW18

A lovely, modern one bedroom apartment on the first floor of a period terrace, in the heart of Southfields. The property is in excellent condition throughout and is just a short walk to the tube station and all Southfields' local amenities.

The accommodation comprises a fully fitted, 'eat-in' modern kitchen, large reception room, one large double bedroom with shower cubicle and separate WC. The property also benefits from lots of storage throughout and good quality fixtures and fittings. The floors are mainly laminate throughout.

- Period conversion
- First floor flat
- Large eat in kitchen
- Lots of storage
- Available unfurnished

Call Southfields on 0208 789 0408

Campen Close

£2,450

Southfields SW19

This stunning four double bedroom house has just come on to the lettings market. Located in the a lovely quiet close in the heart of Southfields, the property boasts a large and spacious entrance hall, with lots of storage.

The property also boast two reception rooms and a fitted kitchen with dining area. Both reception rooms lead out on to a front and rear gardens, which are both in fantastic condition. The property also has a downstairs bedroom of one of the lounges and three further double bedrooms upstairs.

- Large and spacious lounge
- Two reception rooms
- Four double bedrooms
- Available unfurnished
- Four double bedrooms

haart

Wimbledon Lettings
020 8947 7208

Call us 8am - 10pm everyday

Griffiths Road, SW19

£530pw

Wimbledon

A beautiful four bedroom Victorian house on this popular residential road close to Wimbledon town centre. With larger than average accommodation the property has been freshly redecorated throughout, retains many period features and offers fantastic living and entertaining space.

- Larger than average
- Four bedrooms
- Two reception rooms
- Eat in kitchen
- Off street parking

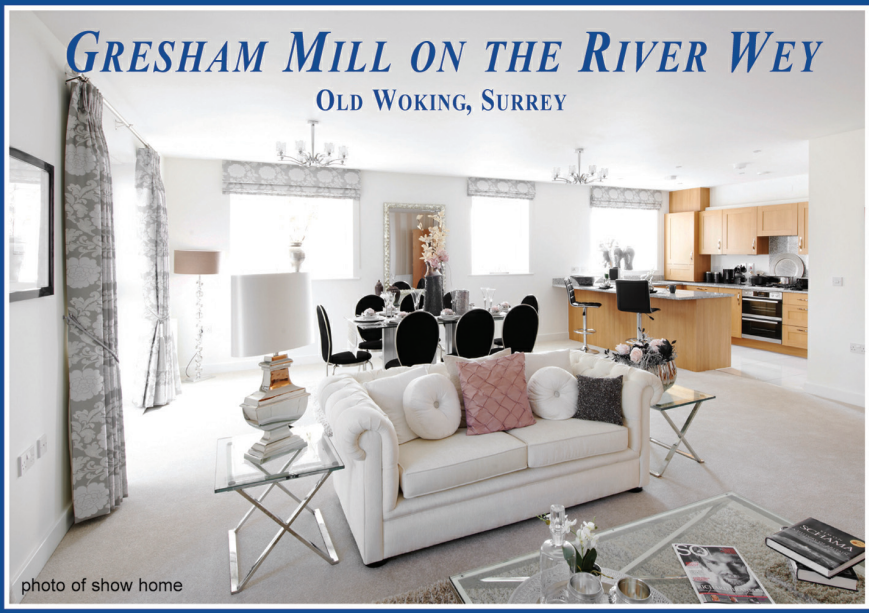
Holland Avenue, SW20

£808pw

Raynes Park

This magnificent family house has been recently refurbished to an extremely high standard throughout. Located on this quiet residential cul de sac, it is close to the A3 and Raynes Park Station. The spacious accommodation includes five bedrooms, three bathrooms and a large double aspect reception room. It also boasts off street parking and a large mature rear garden.

- High specification
- Five bedrooms
- Three bathrooms
- Large rear garden
- Off street parking



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LAST REMAINING APARTMENT - READY TO MOVE INTO - £434,995*

A luxurious 2 bedroom, 2 bathroom, first floor apartment (1,422 sq ft), including curtains, blinds and 2 parking spaces. Set in over 7 acres of communal countryside, offering scenic views in a tranquil setting.

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* Price correct at time of going to print

Moor Park

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Moor Park House
MOOR PARK LANE
FARNHAM SURREY GU10 1QP

The Walled Garden
A prestigious development of beautiful 2 and 3 bedroom luxury apartments, featuring stunning views across landscaped grounds and the River Wey.

Prices from £605,000*

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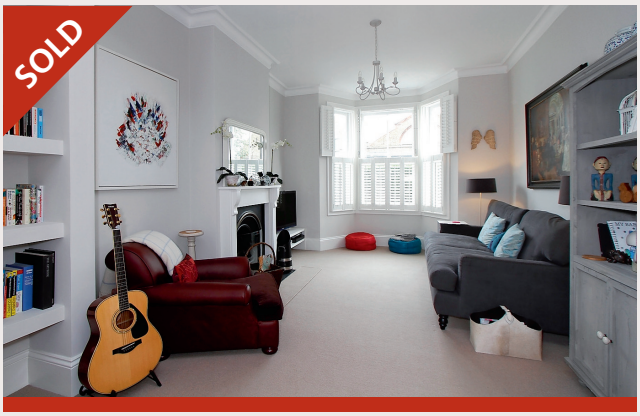
Nottingham Road, SW17
£1,265,000 Freehold

Magdalen Road, SW18
£1,425,000 Freehold

Ouseley Road, SW12
£1,595,000 Freehold

Althorp Road, SW17
£549,500 Leasehold



Mandrake Road, SW17
£699,950 Freehold

Ellerton Road, SW18
£925,000 Freehold

34 Bellevue Road, Wandsworth Common
020 8767 2222
www.trindle-rymer-irens.com

Trindle Rymer Irens

ESTATE AGENTS

Streathbourne Road, SW17

£1,650,000 Freehold

Handsome semi-detached Victorian family house.
Hall | Two reception rooms | Kitchen/dining room | Study | Five double bedrooms (one e/s) | Two bathrooms | Utility | Cellar | Garden | 2806 sq ft (261 sq m)

Beechcroft Road, SW17

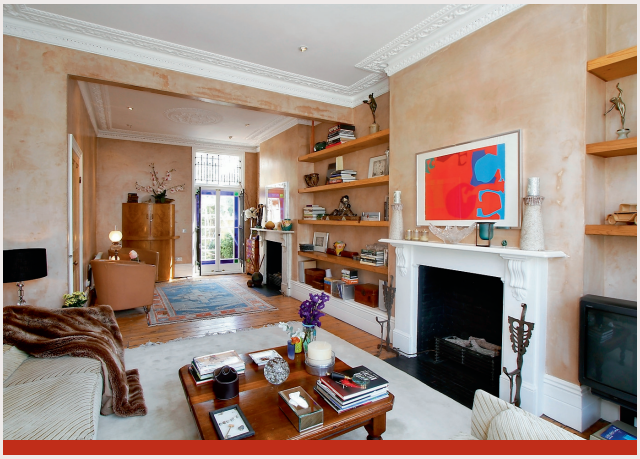
£725,000 Freehold

Stunning & newly renovated five bedroom house.
Hall | Three reception rooms | Kitchen | Five bedrooms | Bathroom | Shower room | W.C. | Garden | 1,663 sq ft (155 sq m)

Osward Road, SW17

£995,000 Freehold

End of terrace house with west facing garden.
Hall | Double reception room | Kitchen/dining room | Five bedrooms (two e/s) | Family bathroom | Utility & W.C. | Cellar | Garden | 1986 sq ft (185 sq m)



Hendham Road, SW17

£1,775,000 Freehold

Elegant & spacious family house with stunning garden.
Hall | Double reception room | Sitting room | Kitchen/dining room | Five bedrooms (two e/s) | Bathroom | Shower room | Cellar | South facing garden | OSP | 2485 sq ft (231 sq m)

34 Bellevue Road, Wandsworth Common
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SULLIVAN THOMAS

Huron Road SW17

Unmodernised

2413 SQ FT

'Heaver' House

Lawned Garden

£1,300,000
Freehold
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Lettings: 020 7751 8898

Fulham Parsons Green
Sales: 020 7751 8899
Lettings: 020 7751 8898

Wandsworth Common
Sales: 020 8767 7711
Lettings: 020 8682 3121

SULLIVAN THOMAS

Rosehill Road SW18

3 Double Bedrooms

Reception Room

Eat In Kitchen

Bathroom

Garden

£450 Per Week

Furnished

020 8767 312

Atalanta Street SW6

4 Double Bedrooms

Double Reception Room

Kitchen/Breakfast Room

Bathroom

En Suite Shower Room

South Facing Garden

£1,200,000

Freehold

020 7731 3333

Fulham Bishops Park
Sales: 020 7731 3333
Lettings: 020 7751 8898

Fulham Parsons Green
Sales: 020 7751 8899
Lettings: 020 7751 8898

Wandsworth Common
Sales: 020 8767 7711
Lettings: 020 8682 3121

LONDON PROPERTY PARTNERSHIP LPP

SULLIVAN THOMAS

Woodlawn Road SW6

5 Bedrooms

Double Reception Room

Eat In Kitchen

3 Bathrooms (2 En Suite)

Walk In Wardrobe

Garden

£1,250 Per Week

Furnished or

Unfurnished

020 7751 8898

Trinity Road SW18

Large Family House

5 Double Bedrooms

Kitchen/Family Room

Double Reception Room

Games Room

Off Street Parking

Wide Garden

£1,900,000

Freehold

020 8767 7711

Fulham Bishops Park
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Lettings: 020 7751 8898

Fulham Parsons Green
Sales: 020 7751 8899
Lettings: 020 7751 8898

Wandsworth Common
Sales: 020 8767 7711
Lettings: 020 8682 3121

SULLIVAN THOMAS

Cloncurry Street SW6

6 Bedrooms

2 Reception Rooms

Kitchen

2 Bathrooms

En Suite Shower Room

Separate WC

South Facing Garden

2600 sq ft (approx)

£2,650,000

Freehold

020 7731 3333

Fulham Bishops Park
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Lettings: 020 7751 8898

Fulham Parsons Green
Sales: 020 7751 8899
Lettings: 020 7751 8898

Wandsworth Common
Sales: 020 8767 7711
Lettings: 020 8682 3121

Townends

Lower Richmond Road, SW15
£1,950 PCM

Located in the popular Star & Garter Mansions is this extremely spacious flat which boasts two double bedrooms with fitted wardrobes and a spacious reception room.

- Newly decorated throughout
- Eat in kitchen
- Riverside location
- Excellent transport links
- Modern development
- Light and airy throughout

Putney Lettings - 020 8785 4244

Blytheswood Place, SW16
£1,300 PCM

A purpose built apartment set within this gated development which benefits from a spacious reception room, a modern fitted kitchen and is ideally located for local transport links.

- Modern gated development
- Two bathrooms
- Two double bedrooms
- Spacious accomodation
- Close to the train station
- Moments from Streatham Hill

Streatham Lettings - 020 8769 9911

Earlsfield Road, SW18
£2,000 PCM

A modern two bedroom split level apartment finished to a high standard and located close to Wandsworth Common, Clapham Junction & Earlsfield stations.

- Good size private terrace
- Light and spacious living room
- Contemporary kitchen
- Double bedrooms with storage
- Private entrance
- Ideal location

Earlsfield Lettings - 020 8946 7744

Earlsfield
020 8946 7744

Putney
020 8785 4244

Celebrating 21 Years of Success 1991–2012

Borneo Street, SW15
£499,999

Located in a sought after West Putney road, this two double bedroom garden flat benefits from a good size reception room with original fireplace and further separate dining room.

- Two double bedrooms
- Patio garden
- Superb location
- Period conversion
- Spacious accomodation
- Feature fireplaces

Putney Sales - 020 8785 4244

Burntwood Lane, SW17
£635,000

A spacious three bedroom house situated on a sought after road, ideally located for Earlsfield's variety of popular bars, restaurants and mainline station.

- Attractive period property
- Refitted bathroom
- Spacious kitchen/breakfast room
- 55ft rear garden
- Annex
- No onward chain

Earlsfield Sales - 020 8946 7744

Caroline Close, SW16
£275,000

Located in a quiet cul-de-sac, this charming and modern semi-detached house is well presented and benefits from a beautiful sunny private garden.

- Two double bedrooms
- Large reception and dining area
- Parking space
- Quiet cul-de-sac location
- Close to Streatham Hill station
- Ideal location

Streatham Sales - 020 8769 9911

Townends

Belleu Street, SW17 £2,150 PCM

- Recently redecorated
- Well tended secluded rear garden
- Three bedrooms
- Large modern eat-in kitchen
- Popular location
- Perfect family home

Earlsfield Lettings - 020 8946 7744

Modder Place, SW15 £1,800 PCM

- Superb location
- Two reception rooms
- Beautiful maisonette
- Modern kitchen
- Shower room
- Very well presented

Putney Lettings - 020 8785 4244

Leigham Court Road, SW16 £1,100 PCM

- Stunning ground floor apartment
- Double height ceilings throughout
- Direct garden access from lounge
- Spacious shared garden
- Close to Streatham Common
- Moments from two train stations

Streatham Lettings - 020 8769 9911

Gleneldon Road, SW16 £1,400 PCM

- Victorian ground floor apartment
- Spacious lounge
- Eat in kitchen
- Private garden
- Close to the train station
- Near Streatham Common

Streatham Lettings - 020 8769 9911

Kenilworth Court, SW15 £1,550 PCM

- Sought after riverside development
- Fully fitted kitchen
- Beautiful communal gardens
- Two double bedrooms
- Excellent transport links
- Period features

Putney Lettings - 020 8785 4244

Earlsfield
020 8946 7744

Putney
020 8785 4244

Celebrating 21 Years of Success 1991–2012

Nettlefold Place, SE27 £310,000

- A stunning house
- State of the art modern interior
- Beautifully presented
- Two bedrooms
- Open plan living area
- Close to two mainline stations

Streatham Sales - 020 8769 9911

Hazlewell Road, SW15 £650,000

- Lovely rear garden
- Spacious accommodation
- Excellent location
- Share of freehold
- Two double bedrooms
- No onward chain

Putney Sales - 020 8785 4244

Glennie Road, SE27 £450,000

- Easy access to West Norwood station
- Two reception rooms and rear extension
- Popular residential location
- Charming private garden
- Beautiful modern kitchen
- Wooden flooring

Streatham Sales - 020 8769 9911

Hardwicks Square, SW18 £285,000

- Modern development
- Underfloor heating throughout
- One double bedroom
- Private balcony
- Fifth floor apartment
- Lift access

Putney Sales - 020 8785 4244

Godley Road, SW18 £385,000

- Two double bedrooms
- Own private entrance
- Private garden
- Beautifully presented
- Purpose built
- Re-fitted kitchen and bathroom

Earlsfield Sales - 020 8946 7744

Shire Place, SW18 £430,000

- Spacious lounge/dining room
- Modern fitted kitchen
- Two double bedrooms
- Allocated parking space
- Rear garden
- No onward chain

Earlsfield Sales - 020 8946 7744

Streatham
020 8769 9911

townends.co.uk

RAMPTON BASELEY

Devereux Road

£1,650,000 Freehold

This absolutely stunning five bedroom house boasts one of the best interiors that we have seen in recent years. This beautiful property has been completely refurbished both inside and out by the current owners to a particularly high specification. The quality of the materials and fittings used in this property are exceptional and the attention to detail is evident from the moment you step through the front door.

• Five bedrooms • En suite bath/shower room (master) • En suite shower room • Two further bathrooms (one family, one en suite)
• Open plan kitchen/dining room • Family room • Ground floor w/c • Landscaped garden • Cellar/utility • Underfloor heating throughout

131 Northcote Road London SW11 6PS
T: 020 7228 5111 E: battersea@ramptonbaseley.com
www.ramptonbaseley.com

RAMPTON BASELEY

Magdalen Road

£1,550,000 Freehold

Measuring just shy of 3000 square feet, this superb house offers bright and spacious living accommodation arranged over four floors. The property has been completely refurbished to a high standard with a contemporary theme. The front door opens to a spacious entrance hall and the whole of the ground floor is largely open plan.

- Five bedrooms • Reception room • Family room • Kitchen/breakfast room • Two en suite bathrooms
- Family bathroom and cloakroom • Utility room • Off street parking • Garden

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RAMPTON BASELEY

Gayville Road — £1,250 per week

- Five double bedrooms • Kitchen/breakfast room
- Double reception room • En suite shower room
- En suite bathroom • Family bathroom • Cloakroom
- Cellar • Storage area for bikes • Utility cupboard
- Immaculate patio garden

Amner Road — £1,200 per week

- Five double bedrooms • Reception room
- Kitchen/dining/reception room
- Family bathroom
- Shower room • En suite shower room
- Cellar • South West facing garden

Grandison Road — £1,100 per week

- Five double bedrooms
- Double reception room • Kitchen/dining room
- Shower room • En suite bathroom
- Family bathroom • Cellar • Garden
- Unfurnished

Lyminge Gardens — £850 per week

- Three double bedrooms
- Single bedroom/study • Galley style kitchen
- Double reception room
- Family bathroom • En suite shower room
- Garden • Side access • Unfurnished

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RAMPTON BASELEY

Sugden Road £825 per week

- Four double bedrooms • Single bedroom/study
- Double reception room • Eat in kitchen
- 2 bathrooms • 2 cloakrooms
- Cellar • Patio garden
- Unfurnished

Salcott Road £695 per week

- Three double bedrooms
- Double reception room
- Eat-in kitchen • Family bathroom
- Garden • Cellar
- Unfurnished

Lavender Sweep £975 per week

- Five double bedrooms
- Double reception room • Kitchen/breakfast room
- Bathroom • Shower room
- En suite shower room
- Patio garden • Cellar • Unfurnished

Grandison Road £500 per week

- Two Double bedrooms
- Bathroom
- Mezzanine kitchen/breakfast room
- Reception room
- Furnished/Unfurnished

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All change

Douglas & Gordon present two properties on the market that have been refurbished and renovated to the highest standards

Thurleigh Avenue ▼
London SW12
£1,250,000 Freehold
What: This absolutely stunning four double bedroom semi-detached, Edwardian house has been painstakingly renovated to the highest standard by the current owners,
Wow factor: Thurleigh Avenue is found in the popular area known as 'Between the Commons' and so is conveniently located for the shops, bars and restaurants found on Northcote Road and Bellevue Road.
Extras: 4 bedrooms, Bathroom, En-suite shower room, Reception room, Kitchen/Family room, Eaves storage, Garage, Garden
020 7924 2000
battsales@dng.co.uk

The Bridge ▲
London SW8
£3,250,000 Leasehold or £2,400 p.w.
What: Having undergone a full and comprehensive refurbishment by the current owners this beautifully presented fourth floor apartment offers the perfect blend of accommodation and lateral living space.
Wow factor: With nearly 3,000 sq ft and breathtaking views across Battersea Park and Battersea Power Station this stunning apartment is a rare opportunity.
Extras: 4 bedrooms, 3 bathrooms, Reception, Dining area, Kitchen/ breakfast room, Family/media room, Utility room, Balcony, Park views, Lift, Concierge, Secure underground parking.
Lettings: 020 7498 5243
battpklets@dng.co.uk
Sales: 020 7720 8077
battpksales@dng.co.uk

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£1,650,000 Freehold
Abbotstone Road SW15

This amazing double-fronted period house is presented in immaculate condition and has access to the truly stunning communal garden.

4 bedrooms, En-suite bathroom, Shower room, Cloakroom, 2 reception rooms, Kitchen, Dining room, study/5th bedroom, Utility room, Cellar, West-facing garden, Communal garden.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

Pixel power

If you look hard enough and squint a little bit you'll see absolutely nothing in this image. However, if you aim your smart phone at it you'll be taken to the magical **mobile version** of our **website.**

£1,250,000 Freehold
Lynette Avenue SW4

A stylish family home with an exciting and attractive ground floor layout that leads to a south west-facing garden.

4 double bedrooms, Bathroom, Shower room, Double reception room, Kitchen/family room, Garden, Cellar, Loft.

Clapham Southside Sales 020 8675 4400
clapsthsales@dng.co.uk

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Douglas&Gordon

£1,100,000 Freehold
Rylston Road SW6

We are delighted to offer to the market this beautifully presented five double bedroom house.

5 double bedrooms, 2 bathrooms (1 en-suite), Double reception room, Kitchen/breakfast room, Cellar, Garden.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk

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£1,100,000 Freehold
Avalon Road SW6

A beautifully presented four bedroom terraced house in a fantastic Fulham location.

4 bedrooms, 2 bathrooms, Double reception room, Kitchen/breakfast room, Garden.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk

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£1,100,000 Freehold
Alfriston Road SW11

This wider than average Edwardian family home boasts a prime position on one of the most sought-after roads "Between the Commons".

3 bedrooms, Bathroom, Reception room, Kitchen/breakfast room, Dining room, Cellar, Outside store, Garden.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

increase the value of your property

You have to decorate to accumulate

Call our specialist refurbishment department now on **020 7225 0234.**

£1,100,000 Freehold
Sarsfeld Road SW12

Set in the heart of the 'Nightingale Triangle' is this fantastic semi-detached house.

4 double bedrooms, Family bathroom/separate shower, Further bathroom, Double reception room, Kitchen, Cellar, South-facing garden.

Balham Sales 020 8673 0191
balhamsales@dng.co.uk

£945,000 Freehold
Egliston Mews SW15

This well-presented four bedroom house is situated in a quiet cul-de-sac

4 bedrooms, En-suite shower room, Bathroom, Separate WC, Cloakroom, Reception room, Kitchen/dining room, Study, Garage, Garden.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

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£899,950 Share of Freehold Prince of Wales Drive SW11

A well-presented property located on the ground floor of this popular mansion block on Prince of Wales Drive.

3 double bedrooms, 2 bathrooms (1 en-suite), Double reception, Kitchen/breakfast room.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

£875,000 Freehold Bronsart Road SW6

A charming three double bedroom house right in the heart of the Munster Village.

3 double bedrooms, 2 bathrooms (1 en-suite), Double reception room, Kitchen/breakfast room, Garden.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk

2,250... 2,251... 2,252...

We have just received our 2,250th testimonial, thank you so much! If you can keep up with them, you can read them all on our website **douglasandgordon.com**

£799,950 Freehold
Heythorp Street SW18

A super Edwardian family house offered for sale in this hugely popular Southfields Grid location.

4 bedrooms, 2 bathrooms, Reception room, Dining room, Kitchen, Conservatory, West-facing garden.

Southfields Sales 020 8874 8822
sthfldssales@dng.co.uk

£795,000 Freehold
Albert Bridge Road SW11

We are delighted to offer this unique and very rarely available Victorian artist's studio house, located moments from Battersea Park.

Mezzanine bedroom, En-suite bathroom, Shower room, Double height studio room, Open-plan kitchen, Communal garden.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

£780,000 Freehold
Inworth Street SW11

A fantastic opportunity to purchase this immaculately presented Victorian house situated in this popular one way street just off Battersea Park Road, close to Battersea Park.

3 bedrooms, Bathroom, Open-plan double reception room, Kitchen/ breakfast room, Garden.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

£750,000 Freehold
Lavenham Road SW18

A spacious modern four double bedroom house in the Southfields Grid.

4 bedrooms, 2 bathrooms, Dressing room, 2 reception rooms, Kitchen, Downstairs cloakroom, Private rear garden, Off-street parking.

Southfields Sales 020 8874 8822
sthfldssales@dng.co.uk

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£750,000 Leasehold
Bennerley Road SW11

This spacious split-level flat is ideally located close to Clapham Common and comes to the market chain free.

3 double bedrooms, Bathroom, 2 en-suite shower rooms, Reception room, Kitchen/breakfast room, Eaves storage.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

£700,000 Share of Freehold
Montserrat Road SW15

A fantastic opportunity to purchase a stunning two bedroom garden flat on one of Putney's most sought-after residential streets.

2 double bedrooms, Bathroom, En-suite shower room, Reception room, Kitchen, Garden, Studio/office, Off-street parking.

East Putney Sales 020 8788 3000
putneysales@dng.co.uk

£699,950 Share of Freehold
Borneo Street SW15

This immaculate period flat is located on this popular residential road which runs between Hotham Road and Bangalore Street.

4 bedrooms 2 bathrooms (1 en-suite), Reception room, Kitchen/ breakfast room, Own private entrance, Patio garden.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

£675,000 Leasehold
Gayville Road SW11

With a wonderful balance of living and entertaining space this beautifully presented home is within a stone's throw of nearby Northcote Road.

3 double bedrooms, Bathroom, Reception room, Kitchen/breakfast room, Eaves storage.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

Give your property the best chance

When you instruct D&G to sell your property it will appear on the 15 leading property portals plus our own website, which is probably very unfair on all the competition.

£649,950 Share of Freehold
Edna Street SW11

We are delighted to offer this beautifully presented two bedroom garden flat located in the popular area near Battersea Park.

2 double bedrooms, Bathroom, Reception room, Kitchen/dining room, Utility room, Garden.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

£649,950 Share of Freehold
Farlow Road SW15

This stunning three bedroom flat is located on this popular residential road.

3 bedrooms, Bathroom, Shower room, Reception room, Kitchen/breakfast room, Terrace.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

£629,950 Leasehold
Hambalt Road SW4

A stunning split-level flat which has been refurbished to a very high standard and which stretches to over 1000 sq.ft.

Master suite, Double bedroom, Bathroom, Kitchen/breakfast room, Reception room, Roof terrace, Eaves storage.

Clapham Southside Sales 020 8675 4400
clapsthsales@dng.co.uk

£580,000 Share of Freehold
Wadham Road SW15

A lovely three bedroom split-level apartment with a large private roof terrace offering stunning views over Putney.

3 bedrooms, Bathroom, Reception room, Kitchen/breakfast room, Roof terrace.

East Putney Sales 020 8788 3000
putneysales@dng.co.uk

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Douglas&Gordon

£560,000 Leasehold
Putney Hill SW15

A stylish and spacious two bedroom apartment situated in Devonshire House, part of the sought-after Putney Square development.

2 bedrooms, Kitchen/reception room, Bathroom, En-suite shower room, Allocated parking space, Communal gym, Communal garden, Shared roof terrace.

East Putney Sales 020 8788 3000
putneysales@dng.co.uk

£550,000 Leasehold
Merton Road SW18

A substantial split-level maisonette that is light and airy throughout.

4 bedrooms, 2 bathrooms, Double reception room, Modern kitchen, Private garden.

Southfields Sales 020 8874 8822
sthfldssales@dng.co.uk

£550,000 Share of Freehold
Malwood Road SW12

A stunning two bedroom garden flat in this imposing Victorian conversion conveniently situated very close to Clapham Common and Clapham South underground station.

2 double bedrooms, Family bathroom, Reception room, Kitchen, South facing garden, First floor, Roof terrace.

Balham Sales 020 8673 0191
balhamsales@dng.co.uk

£539,950 Share of Freehold
Elms Crescent SW4

Located on this sought-after road within the Abbeville village is this stunning two double bedroom garden flat.

2 bedrooms, Bathroom, Cloakroom, Reception room, Kitchen/breakfast room, External store, Garden, Off-street parking.

Clapham Southside Sales 020 8675 4400
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£525,000 Share of Freehold
Fontarabia Road SW11

A wonderfully light and bright split-level Victorian property with good storage.

2 double bedrooms, Bathroom, Double reception room, Kitchen/ breakfast room, Cloakroom, Storage.

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£499,950 Share of Freehold
Putney Bridge Road SW15

This beautifully presented two bedroom garden flat is located in the heart of Putney, close to the green open spaces of Wandsworth Park and the River.

2 bedrooms, Bathroom, Reception room, Kitchen/breakfast room, Large basement, Garden.

East Putney Sales 020 8788 3000
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£495,000 Freehold
Munster Road SW6

A wonderfully spacious two double bedroom maisonette with the added advantage of two roof terraces.

2 double bedrooms, Bathroom, Reception room, Kitchen/breakfast room, Cloakroom, 2 terraces.

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£475,000 Leasehold
Blandfield Road SW12

Set on one of the quietest roads in the Nightingale Triangle and only a short walk from Clapham Common and Clapham South station.

2 double bedrooms, Family bathroom, Reception room, Kitchen, South west-facing garden, Close to local amenities.

Balham Sales 020 8673 0191
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£425,000 Leasehold
St Luke's Avenue SW4

A wonderful bright and spacious top floor flat conveniently placed for Clapham High Street.

3 bedrooms, Bathroom, Reception room, Kitchen.

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£395,000 Share of Freehold
Whittingstall Road SW6

A beautifully presented one bedroom first floor flat in a fantastic Fulham location.

Double bedroom, Bathroom, Reception room, Kitchen.

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£350,000 Share of Freehold
Lavenham Road SW18

A super first floor flat, presented in good condition throughout.

2 double bedrooms, Bathroom, Reception room, Kitchen, Own front door, First floor flat.

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£329,950 Share of Freehold
Ramsden Road SW12

A beautiful one bedroom apartment on the second floor of this purpose built-block.

Double bedroom, Bathroom, Reception room, Kitchen, Second floor, Close to Clapham Common.

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£1000 per week Unfurnished
Rosenau Road SW11

A lovely five bedroom family house in this convenient location close to Battersea Park.

5 bedrooms, Family bathroom and one en-suite bathroom, Shower room, Drawing room, Playroom, Kitchen, Dining room, Cellar, Cloakroom, Utility room, Garden.

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£850 per week Un/Furnished/Part-furnished
Vicarage Crescent SW11

A fantastic four bedroom house benefitting from a large patio garden.

4 double bedrooms, 2 bathrooms and a further loo, Reception room, Eat-in kitchen, Patio garden.

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£795 per week Furnished
Klea Avenue SW4

A lovely end of terrace family house in Abbeville Village with all the local amenities and close to Clapham South underground.

Master bedroom with en-suite, 3 further bedrooms, Further bathroom, Kitchen/breakfast room, Garden.

Clapham Southside Lettings 020 8675 0888
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£765 per week Unfurnished
Gamlen Road SW15

A fabulous four bedroom family house in this prime West Putney location.

4 bedrooms, 2 bathrooms, Reception room, Open-plan kitchen/breakfast room, Conservatory, Cellar, Garden, Available in September.

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£595 per week Furnished
Fulham Park Studios SW6

An exciting opportunity to rent this spacious and modern two bedroom house in a fantastic location.

2 double bedrooms, 2 bathrooms (1 en-suite), Open-plan kitchen/ reception room.

Fulham Lettings 020 7731 4791
fulhamlets@dng.co.uk

£595 per week Unfurnished
Rostrevor Road SW6

A stunning three bedroom flat in a much sought after mansion block located on a popular street just off the Fulham Road.

3 double bedrooms, 2 bathrooms, Reception room with open-plan kitchen.

Fulham Lettings 020 7731 4791
fulhamlets@dng.co.uk

£575 per week Furnished
Hafer Road SW11

A stunning two bedroom apartment arranged over the first and second floors of this Victorian property.

Double bedroom with shower room, Master bedroom with en-suite, Reception room, Kitchen/breakfast room, Decked roof terrace.

Battersea Lettings 020 7924 2002
battlets@dng.co.uk

£550 per week Un/Part-furnished
Alverstone Avenue SW19

An extremely well presented three bedroom family house with a South west facing garden in the popular Southfields Grid.

3 bedrooms, Bathroom, Cloakroom, Reception room, Conservatory, Kitchen/dining room, Garden.

Southfields Lettings 020 8874 8844
sthfldslets@dng.co.uk

Leah Oaker
Trainee Barrister and Property Manager

You'll have no objection with Leah managing your property, her silky skills stand up to any cross examination. Our people are what make us great, and Leah tips the scales.

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